

# Revised Master Plan for Bengaluru – 2031 (Draft)

## Volume 6 : Zoning Regulations



Bangalore Development Authority





# ಕರ್ನಾಟಕ ರಾಜ್ಯಪಾತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ಬೆಂಗಳೂರು ರಾಜ್ಯಪಾತ್ರ

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ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ನಡವಳಿಗಳು		

ನಗರಾಧಿಕೃತ ಸಚಿವಾಲಯ

ವಿಷಯ: ಬೆಂಗಳೂರು ಅಧಿಕೃತ ಪ್ರಾಧಿಕಾರದ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರದೇಶಕ್ಕೆ ತಯಾರಿಸಿರುವ ಪರಿಷ್ಕತ ಮಹಾಯೋಜನೆ-2031ಕ್ಕೆ ಸರ್ಕಾರದ ತಾತ್ಕಾಲಿಕ ಅನುಮೋದನೆ ನೀಡುವ ಬಗ್ಗೆ.

- ಒದಲಾಗಿದೆ:
1. ಸರ್ಕಾರದ ಆರ್ಥಿಕ ಸಂಪನ್ಮೂಲ 540 ಬೆಂಂಪಿನೇ 2004, ದಿನಾಂಕ: 25-06-2007.
  2. ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಅಧಿಕೃತ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ಇವರ ಪತ್ರ ಸಂಪನ್ಮೂಲ/ಸಯೋಜ/RMP-2031/1312/2017-18, ದಿನಾಂಕ: 12-10-2017.
  3. ಮಹಾನಗರ ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಧಿಕೃತ ಪ್ರಾಧಿಕಾರ ಇವರ ಪತ್ರ ಸಂಪನ್ಮೂಲ/BMRDA/BDA/Master Plan/2006-07(Part-II), ದಿನಾಂಕ: 03-11-2017.

ಪ್ರಸ್ತಾವನೆ:-

ಮೇಲೆ ಒದಲಾದ ಕ್ರಮಸಂಪನ್ಮೂಲ (1) ರ ಸರ್ಕಾರದ ಆರ್ಥಿಕದಲ್ಲಿ ಬೆಂಗಳೂರು ಅಧಿಕೃತ ಪ್ರಾಧಿಕಾರದ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರದೇಶಕ್ಕೆ ತಯಾರಿಸಲಾಗಿದ್ದ ಪರಿಷ್ಕತ ಮಹಾಯೋಜನೆ-2015ಕ್ಕೆ ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮೀಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ, 1961ರ ಕಲಂ 13(3) ರಜಿಯಲ್ಲಿ ಸರ್ಕಾರದ ಅಂತಿಮ ಅನುಮೋದನೆ ನೀಡಲಾಗಿತ್ತು.

ಮೇಲೆ ಒದಲಾದ ಕ್ರಮಸಂಪನ್ಮೂಲ (2) ರಲ್ಲಿನ ಪತ್ರದಲ್ಲಿ ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಅಧಿಕೃತ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು ಇವರ ಬೆಂಗಳೂರು ಅಧಿಕೃತ ಪ್ರಾಧಿಕಾರವು ಬೆಂಗಳೂರು ನಗರ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರದೇಶಕ್ಕೆ ತಯಾರಿಸಿರುವ ಪರಿಷ್ಕತ ಮಹಾಯೋಜನೆ-2031ಕ್ಕೆ ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮೀಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ, 1961ರ ಕಲಂ 13(1) ರಜಿಯಲ್ಲಿ ಸರ್ಕಾರದ ತಾತ್ಕಾಲಿಕ ಅನುಮೋದನೆಗಾಗಿ ಪ್ರಸ್ತಾವನೆಯನ್ನು ಮಹಾನಗರ ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಧಿಕೃತ ಪ್ರಾಧಿಕಾರ ಇವರಿಗೆ ಸಲ್ಲಿಸಿರುತ್ತಾರೆ.

ಮೇಲೆ ಒದಲಾದ ಕ್ರಮಸಂಪನ್ಮೂಲ (3) ರಲ್ಲಿನ ಪತ್ರದಲ್ಲಿ ಮಹಾನಗರ ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಧಿಕೃತ ಪ್ರಾಧಿಕಾರ ಇವರ ಬೆಂಗಳೂರು ಅಧಿಕೃತ ಪ್ರಾಧಿಕಾರದ ವಕಿಯಿಂದ ತಯಾರಿಸಿ ಸಲ್ಲಿಸಿರುವ ಬೆಂಗಳೂರು ನಗರದ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರದೇಶದ ತಾತ್ಕಾಲಿಕ "ಪರಿಷ್ಕತ ಮಹಾಯೋಜನೆ-2031"ನ್ನು ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮೀಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ, 1961ರ ಕಲಂ 13(1) ರಜಿಯಲ್ಲಿ ಸರ್ಕಾರದ ತಾತ್ಕಾಲಿಕ ಅನುಮೋದನೆ ಹೊರಿ ಸರ್ಕಾರಕ್ಕೆ ಪ್ರಸ್ತಾವನೆ ಸಲ್ಲಿಸಿರುತ್ತಾರೆ.

ಬೆಂಗಳೂರು ಅಧಿಕೃತ ಪ್ರಾಧಿಕಾರವು ಮಹಾಯೋಜನೆಯನ್ನು ತಯಾರಿಸುವ ಉದ್ದೇಶದ ಬಗ್ಗೆ ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮೀಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ, 1961ರ ಕಲಂ 10(1) ರಜಿಯಲ್ಲಿ ದಿನಾಂಕ: 07-05-2012ರ ರಾಜ್ಯ ಪತ್ರದಲ್ಲಿ ಹಾಗೂ ದಿನಾಂಕ: 08-05-2012ರ ದಿನಪತ್ರಕೆಯಲ್ಲಿ ಪ್ರಕಟಿಸಿ ಕಾನೂನಿನನ್ನು ಎಲ್ಲಾ ಪ್ರಕಾರ್ಯಗಳನ್ನು ಕೈಗೊಂಡು ತಾತ್ಕಾಲಿಕ ಮಹಾಯೋಜನೆಯನ್ನು ತಯಾರಿಸಿರುತ್ತದೆ.

ಸದರಿ ತಾತ್ಕಾಲಿಕ ಮಹಾಯೋಜನೆಯಲ್ಲಿ 2031ನೇ ಇಸವಿಗೆ ಆಗಬಹುದಾದ ಸಂಭವನೀಯ ಜನಸಂಖ್ಯೆಯನ್ನು ಗಮನರಲ್ಲಿಟ್ಟಕೂಂಡು ಒನ್ನಾಂದ್ರತೆಗನುಗೂಳಿವಾಗಿ 2015ನೇ ಮಹಾಯೋಜನೆಗಿಂತ ಕೇವಲ 80 ಚದರ ಕಿಲೋ ಮೀಟರ್ ಪ್ರದೇಶವನ್ನು ಮಾತ್ರ ಹೆಚ್ಚುವರಿ ನಗರೀಕರಣ ಪ್ರದೇಶವನ್ನಾಗಿ ಪ್ರಸಾಧಿಸಲಾಗಿದೆ.

ನಗರೀಕರಣಕ್ಕೆ ಅವಶ್ಯಕವಾಗುವ ವ್ಯವಸ್ಥೆಗಳಾದ ಸಾರಿಗೆ ಮತ್ತು ಸಂಚಾರ ವ್ಯವಸ್ಥೆ, ಸಂಪರ್ಕ ರಸ್ತೆಗಳು, ವಸತಿ ಸೌಲಭ್ಯದ ಬೇಡಿಕೆ, ನೀರು ಸರಬರಾಜು ಬೇಡಿಕೆ, ಘನ ತಾಪ್ಯ ನಿರ್ವಹಣೆಗೆ ಬೇಕಾದ ಜಮೀನು, ಪರಿಸರ ಸಂರಕ್ಷಣೆಗೆ ಸಂಬಂಧಿಸಿದ ಬೇಡಿಕೆಗಳು, ದೊಡ್ಡ ಉದ್ಯಾನವನಗಳು(Tree Park), ವಲಯ ನಿಯಮಾವಳಿಗಳು ಮುಂತಾದ ಪ್ರಮುಖ ಅಂಶಗಳನ್ನು ಗೋನೆಗೆ ತೆಗೆದುಕೊಂಡು ಪರಿಷ್ಕರಿಸಿರುವುದಾಗಿ ಪ್ರಾರಂಭವನೆಯಲ್ಲಿ ವಿವರಿಸಲಾಗಿದೆ.

సదరి ప్రశ్నావనెయన్న సహారము చరితీలిస ఈ కెళకండంతే ఆదేతిసిద్.

ಸರ್ಕಾರದ ಆದೇಶ ಸಂಪನ್ಮೂಲ: ನಾಯ 516 ಬೆಂಂತನೇ 2017, ಬೆಂಗಳೂರು ದಿನಾಂಕ: 22-11-2017

ಪ್ರಸ್ತಾವನೆಯಲ್ಲಿ ವಿವರಿಸಿರುವ ಅಂಶಗಳ ಹಿನ್ನೆಲೆಯಲ್ಲಿ, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರವು ತಯಾರಿಸಿ ಸಲ್ಲಿಸಿರುವ ಬೆಂಗಳೂರು ನಗರದ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರದೇಶದ ಪರಿಪೂರ್ವಕ ಮಹಾಯೋಜನೆ-2031ಕ್ಕೆ ಕನಾಫಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂಶರ ಯೋಜನಾ ಕಾಯ್ದೆ. 1961ರ ಕಲಂ 13(1) ರದಿಯಲ್ಲಿ ಈ ಕೆಳಕಂಡ ಘರತ್ವಗಳಿಗೆಳಪಟ್ಟು ಸರ್ಕಾರದ ತಾತ್ಕಾಲಿಕ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

1. ಪ್ರಸ್ತಾವಿತ ತಾತ್ಕಾಲಿಕ ಮಹಾಯೋಜನೆಯನ್ನು ಸಾರ್ವಜನಿಕವಾಗಿ ಪ್ರಕಟಿಸಿ 60 ದಿನಗಳ ಕಾಲಾವಕಾಶ ನೀಡಿ, ಮಹಾಯೋಜನೆ ಕುರಿತಂತೆ ಸಾರ್ವಜನಿಕರಿಂದ ಸಲಹೆ ಮತ್ತು ಆಕ್ಷೇಪಣೆಗಳನ್ನು ಸ್ವೀಕರಿಸುವುದು;
  2. ಇದುವರೆಗೆ ಸರ್ಕಾರವು ಅನುಮೋದಿಸಿದ ವಲಯ ಬದಲಾವಣೆ ಮತ್ತು ಪ್ರಾಧಿಕಾರವು ಅನುಮೋದಿಸಿದ ವಿನ್ಯಾಸ ಹಾಗೂ ಇತರ ಅಭಿವೃದ್ಧಿ ಅನುಮೋದನೆ ಯೋಜನೆಗಳಿಗೆ ನೀಡಲಾದ ಪ್ರಕರಣಗಳನ್ನು ತಪ್ಪದೆ ಅಳವಡಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು;
  3. ಪರಿಸರ ಸೂಕ್ತ ಪ್ರದೇಶಗಳಾದ ಕರ್ನಾಟಕ, ನದಿತೊರೆ ಪಾತ್ರಗಳು, ಕೆರೆಯ ಅಂಗಳಗಳು ಮುಂತಾದವುಗಳನ್ನು ಸೂಕ್ತವಾಗಿ ಅಳವಡಿಸಿಕೊಂಡು ಭೂ ಉಪಯೋಗ ಪ್ರಸ್ತಾವಿಸಿರುವ ಬಗ್ಗೆ ವಿಚಿತಪಡಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು;
  4. ನಕ್ಷೆಗಳಲ್ಲಿ ಅಳವಡಿಸಲಾದ ಕೆಡೆಸ್ಟಿಯಲ್ ಮಾಡಿತಗಳು ಸರಿಯಾಗಿ ಅಳವಡಿಸಿದ ಬಗ್ಗೆ ವಿಚಿತಪಡಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು;
  5. ಹಾಲಿ ಅಭಿವೃದ್ಧಿಗೊಂಡ ಮತ್ತು ಅನುಮೋದಿತ ವಿನ್ಯಾಸಗಳ ಉದ್ದ್ಯಾನವನ ಮತ್ತು ನಾಗರಿಕ ಸೌಲಭ್ಯ ನಿರ್ವೇಶನಗಳನ್ನು ಪ್ರಸ್ತಾವಿತ ಭೂ ಉಪಯೋಗ ನಕ್ಷೆಗಳಲ್ಲಿ ತಪ್ಪದೇ ಅಳವಡಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು;

ಕನಾಟಕ ರಾಜ್ಯಪಾಲರ ಆದೇಶಾನುಸಾರ  
ಮತ್ತು ಅವರ ಹೆಸರಿನಲ್ಲಿ,

ಎನ್. ಸರಸಿಂಹಮೂರ್ತಿ  
ಸರ್ಕಾರದ ಉಪ ಕಾರ್ಯದರ್ಶಿ  
ನಗರಾಧಿಕ್ಷೇತ್ರ ಉಲಾಸೆ.



## TABLE OF CONTENT

<b>1</b>	<b>SHORT TITLE, EXTENT AND COMMENCEMENT .....</b>	<b>1</b>
1.1	<i>Title .....</i>	1
1.2	<i>Jurisdiction .....</i>	1
1.3	<i>Date of Coming into Force.....</i>	1
1.4	<i>Applicability.....</i>	1
1.5	<i>Savings .....</i>	2
<b>2</b>	<b>DEFINITIONS.....</b>	<b>3</b>
<b>3</b>	<b>ZONING REGULATIONS FRAMEWORK .....</b>	<b>14</b>
3.1	<i>Planning Zones .....</i>	14
3.2	<i>Classification of Land into various Land Use Zones.....</i>	14
3.3	<i>Zonal Boundaries and Interpretation .....</i>	15
3.4	<i>Land Use Zone Categorisation.....</i>	16
<b>4</b>	<b>GENERAL REGULATIONS APPLICABLE TO ALL LAND USE AND PLANNING ZONES .....</b>	<b>17</b>
4.1	<i>Land Use.....</i>	17
4.2	<i>Means of Access and Minimum Width of Access .....</i>	18
4.3	<i>Regulation related to Relinquishment of Land for Roads.....</i>	20
4.4	<i>General Conditions for Sub-division, Amalgamation and Bifurcation of Plot.....</i>	21
4.5	<i>Setbacks and Distance between Buildings .....</i>	22
4.6	<i>Ground Coverage .....</i>	28
4.7	<i>Floor Area Ratio (FAR).....</i>	28
4.8	<i>Height of Building.....</i>	29
4.9	<i>Regulations related to Buildings .....</i>	31
4.9.1	<i>General .....</i>	31
4.9.2	<i>Basement .....</i>	31
4.9.3	<i>Ramp.....</i>	32
4.9.4	<i>Garages .....</i>	33
4.9.5	<i>Balcony.....</i>	33
4.9.6	<i>Special Provisions for Lifts .....</i>	33
4.10	<i>Distance of building from Electrical Lines.....</i>	34
4.11	<i>Fire Protection Requirements.....</i>	34
4.12	<i>Safety Measures Against Earthquake .....</i>	34
4.13	<i>Parking Requirements and Norms.....</i>	35
4.14	<i>Rain Water Harvesting .....</i>	39



4.15	<i>Solar Water Heating and Lighting Mandatory</i> .....	40
4.16	<i>Tree Planting</i> .....	40
4.17	<i>Development Rights (DR)/ Transferable Development Rights (TDR) and Transit Oriented Development (TOD)</i> .....	40
4.18	<i>Metro Stations/ Terminals ToD Zones</i> .....	41
4.19	<i>No Objection Certificates</i> .....	41
4.20	<i>Security Deposit</i> .....	41
4.21	<i>Certification</i> .....	42
<b>5</b>	<b>RESIDENTIAL USE ZONE REGULATIONS</b> .....	<b>43</b>
5.1	<i>Permitted Uses/ Activities</i> .....	43
5.2	<i>Permissible Uses/ Activities under Special Circumstances</i> .....	43
5.3	<i>FAR and Ground Coverage</i> .....	44
5.4	<i>Approval of Single Plot for Residential Purpose</i> .....	46
5.5	<i>Sub-Division Regulations for Residential Layouts</i> .....	47
5.5.1	Minimum Area for Approval of Layout .....	47
5.5.2	Minimum Width of Public Road/ Street .....	47
5.5.3	Road widths within the Layout .....	48
5.5.4	Road Cross-Sections and Specifications.....	48
5.5.5	EWS Housing .....	48
5.5.6	Area for Residential Development.....	48
5.5.7	Parks / Open spaces and Playgrounds .....	49
5.5.8	Civic amenities and Roads .....	49
5.5.9	Exemptions .....	49
5.6	<i>Regulations for Residential Development Plan</i> .....	50
5.6.1	Minimum Area for Approval of Development Plan .....	50
5.6.2	Minimum Width of Public Road/ Street .....	50
5.6.3	Road widths within the Development Plan .....	50
5.6.4	Road Cross-Sections and Specifications.....	51
5.6.5	Permissible Commercial in Residential Development Plan .....	51
5.6.6	Parks / Open spaces and Playgrounds .....	51
5.6.7	EWS Housing, Civic amenities and Roads .....	51
5.6.8	Exemptions .....	52
5.6.9	FAR and Ground Coverage for Development Plans .....	52
5.7	<i>Development Plan for Mixed Type of Residential Development</i> .....	54
5.8	<i>Compliance to Layout/ Sub-division or Development Plan</i> .....	54
5.9	<i>Parking</i> .....	54
<b>6</b>	<b>NON-RESIDENTIAL LAND USE ZONE REGULATIONS</b> .....	<b>55</b>
6.1	<i>Commercial Land Use Zone Regulations</i> .....	55
6.1.1	Permitted Uses/ Activities .....	55



6.1.2	Permissible Uses/ Activities under Special Circumstances .....	57
6.1.3	FAR and Ground Coverage .....	57
6.2	<i>Industrial Land Use Zone Regulations</i> .....	60
6.2.1	Permitted Uses/ Activities .....	60
6.2.2	Permissible Uses/ Activities under Special Circumstances .....	62
6.2.3	FAR and Ground Coverage .....	63
6.2.4	Regulations for Flatted Factories .....	65
6.3	<i>Public and Semi-Public Land Use Zone Regulations</i> .....	65
6.3.1	Permitted Uses/ Activities .....	65
6.3.2	Permissible Uses/ Activities under Special Circumstances .....	66
6.3.3	FAR and Ground Coverage .....	67
6.4	<i>Public Utilities Land Use Zone Regulations</i> .....	67
6.5	<i>Open Spaces Land Use Zone Regulations</i> .....	68
6.5.1	Uses/ Activities Permitted .....	68
6.5.2	Use/ Activities permissible under special circumstance by the Authority.....	68
6.5.3	Regulations for Eco-sensitive Zones and Water Bodies including Valley/ Streams .....	68
6.6	<i>Transportation and Communication Land Use Zone Regulations</i> .....	69
6.6.1	Permitted Uses/ Activities .....	69
6.6.2	Permissible Uses/ Activities under Special Circumstances .....	71
6.6.3	FAR and Ground Coverage .....	71
6.7	<i>Agricultural Land Use Zone Regulations</i> .....	72
6.7.1	Permitted Uses/ Activities .....	72
6.7.2	Permissible Uses/ Activities under Special Circumstances .....	72
6.7.3	Extent of Use .....	73
6.7.4	Regulations for Gramathana and its Expansion .....	73
6.8	<i>Public and Semi-public (Unclassified)</i> .....	74
6.9	<i>Sub-Division Regulations for Non- Residential Layouts</i> .....	74
6.9.1	Minimum Area for Approval of Non-Residential Layout .....	74
6.9.2	Minimum Width of Public Road/ Street .....	74
6.9.3	Road widths within the Layout .....	75
6.9.4	Road Cross-Sections and Specifications .....	75
6.9.5	Parks, Amenities/ utilities and Parking .....	75
6.9.6	Exemptions .....	76
6.10	<i>Regulations for Non- Residential Development Plans</i> .....	76
6.10.1	Minimum Area for Approval of Non-Residential Development Plans .....	76
6.10.2	Minimum Width of Public Road/ Street .....	76
6.10.3	Road widths within the Development Plan .....	76
6.10.4	Road Cross-Sections and Specifications .....	77
6.10.5	Area for Ancillary Uses .....	77
6.10.6	Parks / Open spaces and Playgrounds .....	77
6.10.7	Parking, Amenities/ Utilities and Roads .....	77
6.10.8	Exemptions .....	78
6.10.9	FAR and Ground Coverage for Non-residential Development Plans .....	78
6.10.10	Space Standards for Different Uses .....	79



<b>7 SPECIAL CATEGORY OF DEVELOPMENTS.....</b>	<b>82</b>
<b>7.1 Redevelopment Areas .....</b>	<b>82</b>
7.1.1 Special Provisions for Area Redevelopment .....	82
7.1.2 Special Provisions for Redevelopment of Slum Areas and EWS Housing .....	82
7.1.3 Special Provisions for Redevelopment of Industrial Areas .....	83
<b>7.2 Integrated Economic Townships (Large Scale with area 25 Ha and above).....</b>	<b>83</b>
7.2.1 Purpose .....	83
7.2.2 Regulations for Integrated Townships.....	83
<b>7.3 Integrated Development Plans (Area above 5 Ha and upto 25 Ha) .....</b>	<b>85</b>
7.3.1 Purpose .....	85
7.3.2 Regulations for Integrated Development Plans (Mixed Residential and Non-residential Development Plans).....	86
<b>7.4 Heritage Buildings/ Precincts (Zones) .....</b>	<b>88</b>
7.4.1 Objective .....	88
7.4.2 Heritage Committee .....	88
7.4.3 Heritage Zones .....	89
7.4.4 General Guidelines for Heritage Zones and Heritage Buildings.....	89
A. Architectural and Visual Control .....	89
B. Streetscape in Heritage Precincts .....	90
C. Signages and Hoardings .....	90



## LIST OF TABLES

Table 1: Minimum Front setbacks for all types of buildings with respect to road width .....	26
Table 2: Minimum Setbacks for All Types of Building (Except Industrial Buildings) with respect to the Height of the Buildings .....	27
Table 3: Distance of building from Electrical lines .....	34
Table 4: Parking Requirements for Various Uses.....	37
Table 5: Permissible Uses/ Activities in Residential Land Use in Planning Zone A and B .....	44
Table 6: FAR and Ground Coverage for Plots/ Sites up to 20000 sqm for Planning Zone A .....	45
Table 7: FAR and Ground Coverage for Plots/ Sites up to 20000 sqm for Planning Zone B .....	46
Table 8: FAR & Ground coverage for Residential Development Plan on a site area over 20,000 sqm for Areas other than SDZ's.....	53
Table 9: FAR & Ground coverage for Residential development plan on a site area over 40,000 sqm for SDZ's..	53
Table 10: Uses/ Activities Permitted under different Commercial Categories.....	55
Table 11: Permissible Uses/ Activities in Commercial Land Use in Planning Zone A and B.....	57
Table 12: FAR and Ground Coverage for Commercial in Planning Zone A (up to 12000 sqm) .....	59
Table 13: FAR and Ground Coverage for Commercial in Planning Zone B (up to 12000 sqm) .....	59
Table 14: Uses/ Activities Permitted under different Industrial Categories.....	60
Table 15: Illustrative list of Household Industries .....	61
Table 16: Permissible Uses/ Activities in Hi-tech Industrial Area and Other Industrial areas in Industrial Land Use Zone .....	63
Table 17: Setbacks and Coverage for Industrial Buildings .....	64
Table 18: Uses/ Activities Permitted under different PSP Categories .....	65
Table 19: Permissible Uses/ Activities in PSP Land Use Zone in Planning Zone A and B .....	66
Table 20: FAR and Ground Coverage in Public and Semi-public Zone .....	67
Table 21: Uses/ Activities Permitted under different Transportation and Communication Categories .....	70
Table 22: FAR and Ground Coverage in Transportation and Communication Zone .....	71
Table 23: FAR & Ground coverage for Non-residential development plan on a site area over 12,000 sqm for Areas other than SDZ's.....	78
Table 24: FAR & Ground coverage for Non-Residential development plan on a site area over 24,000 sqm for SDZ's.....	79
Table 25: Space Standards for Different Uses .....	79
Table 26: Regulations for Integrated Townships (with Area 25 ha and above).....	84
Table 27: Regulations for Integrated Development Schemes (with area above 5 ha and upto 25 ha).....	86



## LIST OF ANNEXURE

Annexure -1: Government Notification number UDD 283 BEMRUPRA 2015 dated 04 March 2017 titled Karnataka Town and Country Planning (Benefit of Development Rights) Rules, 2016

Annexure -2: Guidelines for Traffic Impact Assessment Study

Annexure -3: Format for Affidavit

Annexure-4: Regulations for Heritage Zones and Heritage Precincts

Annexure-5: List of Heritage Buildings not covered under Heritage Zones



## **PREAMBLE**

1. The main purpose of these Master Plan Zonal Regulations, which are integral part of the Bangalore Master Plan-2031, is to ensure that all development activities are undertaken under the aegis of the said Master Plan and to guide the same in accordance with planning norms and standards. The development regulations have been simplified, rationalized and streamlined with a view to-
  - being development friendly,
  - promoting in achieving the optimum built form with minimal building parameters,
  - factoring in the costs required to be recouped in part for the implementation of the Revised Master Plan, and
  - taking into consideration the metropolitan dimension of Bengaluru and helping in sustaining it.
2. The rationalized land uses and zoning of activities allow individual development activities on the basis of people-activities-places philosophy- the Revised Master Plan-2031 is pro-development with safeguards and conditionality's of allowing certain higher order activities, so that these are neither in conflict or contradictory to the zoning of development regulations nor contradict town planning norms and principles.
3. The land development and development promotion stipulations should have development-friendly regulations consisting of: zoning stipulations based on functional criteria; the land development stipulations encompassing all types of land development; and lastly but not the least – rationalizing and simplifying the building promotion activities and stipulations in respect of Bengaluru Metropolitan Area (jurisdiction of BDA).
4. The land use categorization is therefore not a rigid one but one that allows compatible uses and those activities that require higher level of planning inputs, site and locational requirements and scrutiny, and many of the activities are grouped under permissible by the Authority.
5. The Zoning Regulations specially focus on promoting land aggregation in order to ensure the planned development and better planning and execution of infrastructure facilities. The necessary provisions have also been made to ensure integration of various sub-divisions/ layouts and development plans.



## Revised Master Plan for Bengaluru - 2031 (Draft)





## **1 SHORT TITLE, EXTENT AND COMMENCEMENT**

In pursuance of the provisions contained in Section 12 of the Karnataka Town & Country Planning Act, 1961, the Bangalore Development Authority hereby makes the following Regulations as part of Revised Master Plan for Bengaluru – 2031.

### **1.1 Title**

These Regulations may be called the Zoning Regulations - 2031 for Local Planning Area of Bangalore Development Authority of the Revised Master Plan for Bengaluru - 2031. These Regulations are to be read with the Revised Master Plan-2031 of Bengaluru Local Planning Area (jurisdiction of BDA) and are supplemental and enabling provisions to the said Master Plan.

### **1.2 Jurisdiction**

- i. The areas under the jurisdiction of the Bangalore Development Authority.
- ii. These Regulations shall apply to all building activity and/or development work in the areas under the jurisdiction of the Bangalore Development Authority (BDA) (hereinafter called "the Competent Authority"). If there is conflict or inconsistency between the requirements of these Regulations and those of any other rules or bye-laws or regulations these Regulations shall prevail.

### **1.3 Date of Coming into Force**

These Regulations shall come into force from the date of approval of the Revised Master Plan-2031 for Bengaluru by the Government through notification.

### **1.4 Applicability**

- i. These Regulations shall be applicable to all types and categories of development, viz., development/sub- division of land, area development schemes, land assemblage /land pooling schemes, mining, quarrying and brick kiln operations, building construction, change of use/activity, additions and alterations to existing use or occupancies, etc. The various provisions of these regulations shall be read together and are applicable for any development.



- ii. Prior clearance from the Deputy Commissioner (Revenue) for certain activities like petroleum storage/ products, cinema theatre/ multiplex cinema cases, before applying for building/development permissions in such cases etc. shall be obtained as required under these regulations.
- iii. These regulations supersede all existing Rules, Regulations and orders dealing with layout and building construction activity. These regulations together with the land uses shall continue to be in force till such time these are revised, approved and superseded by the next Revised Master Plan and/ or amendment by Government through notification for the areas under jurisdiction of Bangalore Development Authority.
- iv. The provisions of this regulation are to be read along with the relevant planning district plans of Revised Master Plan 2031, applicable to various areas of the Local Planning Area. The regulations proposed are prospective.

### **1.5 Savings**

Any action taken or developments permitted/ approved by the Authority under the Regulations/ Building bylaws existing prior to these Regulations coming into force, shall be deemed to be valid and continue to be so valid unless otherwise specified.



## 2 DEFINITIONS

- 2.1 Access:** means a clear approach to a plot or a building.
- 2.2 Act:** Means the Karnataka Town and Country Planning Act (KTCP, Act), 1961.
- 2.3 Addition and/ 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.
- 2.4 Agriculture:** includes horticulture, farming, growing of crops, fruits, vegetables, flowers, grass, fodder, trees or any kind of cultivation of soil, breeding and keeping of livestock 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 purposes of garden to be used along with such building; and 'agricultural' shall be construed accordingly.
- 2.5 Agro- based industry:** Means an industry concerned with the production and processing of agricultural products. It may include oil mills, roller flour mills, seeds processing units, etc., but excludes all agro – chemical units like fertilizer plants, pesticides / insecticides, etc.
- 2.6 Amalgamation:** means clubbing of two or more authorised properties as a single property.
- 2.7 Amusement Park:** Means a premises having park and ground for public amusement containing entertainment and fun / rides equipment like swings, joy rides, roller coaster, Ferris wheel, Water Park, etc. It includes related facilities like cafeteria, children play area, swimming pool, picnic huts, mini zoo, aquarium, etc.
- 2.8 Ancillary Use:** Means any use of the premises subordinate to the principal use and customarily incidental to the principal use.
- 2.9 Apartment:** means suits of rooms, which are occupied or which is intended or designed to be occupied by one family for living purpose in an Apartment building. This word is synonymous with residential flat.
- 2.10 Apartment Building/ Multi-Dwelling Unit Building:** means one or more buildings, containing or meant for multi-family dwellings and contains more than four dwelling units.
- 2.11 Applicant:** means any person who applies to the Authority with an intention to develop land or building as per these regulations. The applicant shall be the owner of the property or his authorised representative or the promoter authorised by the land owner.



- 2.12 Assembly Building:** means any building or part of a building, where 50 persons or more congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. These shall include theatres, motion picture houses, assembly halls, auditoria, exhibition halls, museums, skating rings, large gymsnasiums, places of worship, dance halls, club rooms, passenger stations and terminals of air and surface, public transportation services, stadia, etc.
- 2.13 Auditorium:** means Premises having an enclosed space to seat audience and stage for various performances such as concerts, plays, music etc.
- 2.14 Authority:** means Planning Authority constituted for Bengaluru Local Planning Area under the provisions of Karnataka Town and Country Planning Act, 1961
- 2.15 Balcony:** means a horizontal cantilever projection including a handrail or balustrade, to serve as passage or sit out place.
- 2.16 Basement or cellar:** means any storey, which is partly / wholly below the average ground level contiguous to the building, with one or more than one level. The basement height should not project more than 1.2 m above the average ground level.
- 2.17 Bifurcation:** means division of a plot into two.
- 2.18 Building:** means a structure or enclosure constructed with any materials whatsoever for any purpose, whether used for human habitation or otherwise. Provided, structures of temporary nature like tents, hutment as well as shamianas erected for temporary purposes for ceremonial occasions, with the permission of the Component Authority, shall not be considered to be "buildings".
- 2.19 Building Line:** means the line up to which the plinth of buildings may lawfully extend within the plot on a street/ road or an extension of a street/ road and includes the line prescribed, if any, or in any scheme. Building line represents a line on either side of the road; between which no building activity is permitted at all.
- 2.20 Building Set Back:** means the minimum distance from the boundary of the plot and any building and/ or structure.
- 2.21 Built-up Area:** means the area covered by a building on all floors including cantilevered portion, if any, except the areas excluded specifically under these regulations.
- 2.22 Bus Depot:** means premises used by public transport agency or any other agency for parking, maintenance and repair of buses. These may include the workshop.
- 2.23 Bus Terminal:** means a facility that provides the following uses: Bus bays, access ways to buses and passengers, parking facilities, booking offices, depots and layover facilities, intra-city operational facilities, facilities for crew and passenger amenities, circulation areas, facility of goods loading, information kiosks, waiting areas and other essential facilities.



- 2.24 Canopy/ Portico/Porch:** means cantilever projection at lintel level or ground floor roof level over an entrance of a building subject to restrictions as per applicable building bye-laws.
- 2.25 Civic Amenity:** as defined in BDA Act, 1976.
- 2.26 Cinema/ Multiplex:** means premises with facilities for projection of movies/ films and stills with a covered space to seat audience. It may consist of one or more theatres. A Multiplex consists of two or more cinema halls sharing common facilities in one or more floors.
- 2.27 Clinic:** means a premises used for treatment of out-patients by doctors.
- 2.28 Commercial use:** means any use involving in part or in whole the sale or rental of merchandise, materials or services, but not including home occupations as defined herein.
- 2.29 Competent Authority:** Means the Bangalore Development Authority (BDA), constituted under the Bangalore Development Authority Act, 1976, to perform such functions as required under these regulations or the agency as specified under specific provision of these regulations.
- 2.30 Community Hall:** means congregational place to be developed by Government or Local Bodies, Trust, Society, etc., having a maximum of 300 sqm carpet area of hall without separate kitchen and dining. No upper floor shall be permitted.
- 2.31 Conference Hall:** means a facility used for conferences and seminars, which can also be, located within an Executive Park, and is limited to accommodations for conference attendees. In addition to meeting rooms, the accommodation may include dormitories, guestrooms or similar lodging facilities, cafeterias, dining rooms, and recreational uses and supporting services. A conference room is not designed to be used by the general public for overnight accommodations.
- 2.32 Convention Centre:** means premises having enclosed space for conducting seminars, conferences and exhibitions without cooking facilities.
- 2.33 Corner Plot/ Corner Site:** means a plot facing two or more intersecting Streets/Roads.
- 2.34 Corridor:** means a common passage or circulation space including a common entrance hall.
- 2.35 Cold Storage:** Means premises where perishable commodities are stored in covered space using mechanical and electrical devices to maintain conducive and controlled conditions. It also includes milk chilling plant.
- 2.36 Cultural Building:** means a building built by a Trust, Society, Government or Local body for cultural activities.
- 2.37 Dairy Farm:** means a premises with facilities for rearing of animals and processing of dairy products . It may have temporary structures of sheds and barns for animals.



- 2.38 Detached Building:** means a building, the walls and roof of which are independent of any other building in the same plot with open spaces on all sides, except the portion covered by the garage.
- 2.39 Development:** with its grammatical variations, means the carrying out of building, engineering, mining, or other operations in, on, 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 of any land;
- i. Provided that for the purpose of these Regulations, the following operations or uses of land shall not be deemed to involve development of the land that is to say,
  - ii. the carrying out of any temporary works for the maintenance, improvement or other alteration of any building, being works which do not materially affect the external appearance of the building;
  - iii. the carrying out by a local authority of any temporary works required for the maintenance or improvement of a road, or works carried out on land within the boundaries of the road;
  - iv. the carrying out by a local authority or statutory undertaker of any temporary works for the purpose of inspecting, repairing or renewing any sewers, mains, pipes, cables or other apparatus, including the breaking open of any street or other land for that purpose;
  - v. the use of any building or other land within the cartilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house as such; and
  - v. the use of any land for the purpose of agriculture, gardening or forestry (including afforestation) and the use for any purpose specified in this clause of this provision of any building occupied together with the land so used.
- 2.40 Development Plan:**
- i. **Residential Development Plan** means a plan containing proposal for construction of residential buildings on a plot measuring more than 2 ha submitted by applicant for approval.
  - ii. **Non-Residential Development Plan** means a plan containing proposal for construction of non-residential buildings on a plot measuring more than 1.2 ha submitted by applicant for approval.
- 2.41 Drains/ Halla:** means natural valleys intended for flow of storm water /rain water.
- 2.42 Drainage:** means the removal of any waste liquid by a system constructed for this purpose.
- 2.43 Dwelling Unit** means an independent housing unit with facility for living, cooking and sanitary requirements, etc.
- 2.44 Existing Building:** means an building or a structure existing before the commencement of these regulations



- 2.45 Existing Use:** means use of a land existing before the commencement of these regulations.
- 2.46 Exhibition Ground:** means an open premises for a temporary event of exhibiting products of companies, and includes a fair and related facilities like displays, snack bars, joy rides etc.
- 2.47 Flatted Factory:** means a premises having group of non-hazardous small industrial units permitted under household industries and light industries, having not more than 50 workers and these units may be located in multi-storeyed industrial buildings.
- 2.48 Floor:** means the lower surface in a storey on which one normally walks in a building. The general term 'floor' unless specifically mentioned otherwise does not refer basement or cellar floor and mezzanine floor.
- 2.49 Floor Area:** Means the area in each floor considered for calculating the FAR utilised in the building.
- 2.50 Floor Area Ratio (FAR):** means the quotient of the ratio of the combined gross floor area of all floors, except the areas specifically exempted under these regulations, to the total area of the plot, viz.

$$\text{Floor Area Ratio} = \frac{\text{Total floor area on all the floors}}{\text{Plot Area}}$$

- 2.51 Forest:** Means a land parcel classified as Reserve Forest or Protected Forest or Deemed Forest or Village Forest and declared by the Forest Department.
- 2.52 Front:** as applied to a plot or site; means the portion facing the road and in case of plot abutting on more than one road and/ or road/ street with different widths, the front shall be the side facing the wider road providing the entry and exit to the plot.
- 2.53 Frontage:** means the width of any plot or site or land parcel abutting the access/public road.
- 2.54 Gramathana:** Shall mean all land that has been included as Gramathana within the revenue village map/ record published by Government before the publication of these regulations.
- 2.55 Garage:** means a structure designed or used for the parking of vehicles.
- 2.56 Gas Godown:** Means the premises where cylinders of cooking gas are stored.
- 2.57 Godown/ Warehouse:** means premises for exclusive use of storage of goods and commodities in a manner as per the requirement of the respective commodities. The premises may be open space or covered space and includes related loading and unloading facilities by road transport or rail transport, as the case may be.
- 2.58 Government:** means the State Government of Karnataka.
- 2.59 Ground Floor:** means the floor immediately above the level of the adjoining ground level on all sides having approach directly from the road or above the basement floor.



- 2.60 Ground Coverage:** means the total area covered by building immediately above the plinth level excluding the exemptions specifically provided under these regulations.
- 2.61 Group Housing:** means apartment building or group of apartment buildings on a minimum plot size of 2000 sqm or more with one or more floors and with one or more dwelling units in each floor. The Plot for Group Housing shall not be located on road less than 12 m wide. If they are not approachable directly from the road, they shall be connected by an access of not less than 7.5 m in width and not more than 30 m in distance.
- 2.62 Group Housing Scheme:** means development of a group of residential blocks in a site, which may be apartments or other type of residential like detached, semi-detached, row type or a mix of the above, and for permitting these shall comply with the conditionality as detailed out in these regulations.
- 2.63 Guidance Value:** means the value of the land/ building fixed by the Department of Stamps & Registration as per the provisions of the Karnataka Stamp Act, 1957.
- 2.64 Heavy industry:** means an industry employing more than 500 workers.
- 2.65 Height of Building:** means the vertical distance measured from the average level of the ground around and contiguous to the building to the top of the roof in case of flat roofs and in the case of sloped roofs up to the point where the external surface of the outer wall intersects a finished surface of the sloping roof at the eave level excluding the exemptions specifically provided in these regulations.
- 2.66 Heritage Building:** means a building possessing architectural, aesthetic, historic or cultural values, which is declared as Heritage building by the Planning Authority or any other Competent Authority within whose jurisdiction such building is situated.
- 2.67 Heritage Precinct:** means an area comprising heritage building or buildings and precincts thereof or related places which is declared as such by the Planning Authority or any other Competent Authority within whose jurisdiction such area is situated.
- 2.68 Heritage Zone:** means a zone delineated in RMP-2031 that requires special attention in terms of heritage conservation and regulated as per the Guidelines provided in these regulations.
- 2.69 High-rise Building:** means a building/ structure with height of 15.0 m and above.
- 2.70 Hospital:** is a premise providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients having more than 30 beds.
- 2.71 Hostels:** Means premises where food and lodging are provided for students, trainees and certain groups of workers.
- 2.72 Hotels:** A premises used for lodging on payment, with or without boarding facilities.
- 2.73 Integrated Residential Schools:** A premises having educational and playing facilities for students up to XII standard and also having boarding facilities for students and faculty members.



- 2.74 Industrial Building:** means a building wholly or partly used as a factory, for the manufacture of products of all kinds and related activities including fabrication.
- 2.75 Junk Yard:** means premises for covered, semi covered or open storage including sale and purchase of waste goods, commodities and materials.
- 2.76 Kalyana Mantapa/ Marriage Halls:** means premises where marriages, social and religious functions are conducted with cooking facilities.
- 2.77 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 Competent Authority on any specified date. Land use includes zoning of land use as stipulated in the Revised Master Plan and the Zonal regulations.
- 2.78 Layout:** means subdivision of one or more plots, held in one ownership or joint ownership, by laying out roads for the formation of building sites and earmarking area for park and open spaces, civic amenity sites, public utilities, parking etc as per the provisions of Section 17 of the KTCP Act, 1961 / Bangalore Development Authority Act, 1976.
- 2.79 Layout Plan:** means a plan of the layout drawn to scale showing individual building sites, residential, non-residential or industrial, as the case may be, along with roads, park and open spaces, civic amenity sites, public utilities, parking etc.
- 2.80 Licensed Architect:** means an Architect who is registered with the Bruhat Bengaluru Mahanagara Pallike or any other Competent Authority and is allowed to function within Bengaluru Metropolitan Area.
- 2.81 Licensed Engineer:** means an engineer who is registered with the Bruhat Bengaluru Mahanagara Pallike or any other Competent Authority and is allowed to function within Bengaluru Metropolitan Area.
- 2.82 Licensed Town Planner:** means a Town Planner who is registered with the Competent Authority. The Town Planner shall have a minimum qualification of Masters in Planning.
- 2.83 Lakes:** means, inland water – body irrespective of whether it contains water or not, mentioned in revenue records as kere.
- 2.84 Local Planning Area:** Means the extent of jurisdiction of Bangalore Development Authority as notified by Government under the provisions of KTCP Act, 1961.
- 2.85 Master Plan:** means Revised Master Plan, 2031 prepared for the Local Planning Area of Bengaluru Metropolitan Area and approved by the Government under the provisions of Karnataka Town and Country Planning Act, 1961.
- 2.86 Motor Repair Garage / Service Station:** Means premises for servicing and repair of automobiles and other allied activities. A service station besides having sale of petroleum products includes servicing of automobiles and other allied activities.
- 2.87 Multilevel Car Parking (MLCP):** means multilevel structure used for vehicle parking connected to all floors by means of ramps or mechanical elevators, subject to Fire



Clearance. MLCP can be an independent structure or part of a building with other land uses.

- 2.88 Multiplex:** means, a building housing an entertainment and cultural centre including cinema theatres, restaurants, food courts, shops etc as defined in Karnataka Cinema Regulations Act, 1964. The development of such buildings shall be governed as per the provisions of Karnataka Cinema Regulations Act, 1964.
- 2.89 Museum:** Means a premise with facilities for storage and exhibition of objects illustrating antiques, natural history, art etc.
- 2.90 Non-Conforming Use:** means a use of land, building, or premises which is not a use permitted by the provisions of these regulations for the zone in which such land, building or premises is situated, and which is legally in existence at the time of passage of these Regulations.
- 2.91 Non-Conforming Building:** means a building which does not conform to all the applicable provisions of these Regulations, and which is legally in existence at the time of approval of these Regulations.
- 2.92 Non-Conforming Site:** means a site which does not meet the requirements of the applicable provisions of these Regulations for the zone in which it is presently located but which was legally in existence as a site of record in the present land use map.
- 2.93 Nursing Home:** means, a premises having medical facility for in-patient and out-patient patients, providing up to 30 beds.
- 2.94 Office Buildings:** Means a premise used for the offices of government / local body / public undertaking or a public / private corporation and may include accessory facilities.
- 2.95 Obnoxious and Hazardous Industries:** Means an industry defined/ classified as Obnoxious and Hazardous Industries as per Karnataka State Pollution Control Board and/ or Central Pollution Control Board which will create nuisance to the surrounding development in the form of smell, smoke gas, dust, air pollution, water pollution and other unhygienic conditions, and may include the followings:
- i. Storage, handing, manufacture or processing or radio – active substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or producing poisonous fumes or explosions.
  - ii. Storage, handing, manufacture or processing or which involves highly corrosive, toxic obnoxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes , and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.
- 2.96 Occupancy or use:** Means the principal occupancy or use for which a building or a part of it used or intended to be used, including contingent and subsidiary occupancies; mixed occupancy building being those in which more than one occupancy are present in different portions of the building.



- 2.97 Open Air Theatre:** Means a place where theatre and concert performances are held in open air. It may include a stage and seat open to sky.
- 2.98 Owner:** 'Owner' means a person, group of persons, accompany, trust, institute, Registered body, State or central government and its attached subordinate departments, Quasi Government, Public or Private Undertakings or corporations and the like, in whose name the property stands registered in the revenue records.
- 2.99 Park:** A premises that is kept open to sky and is used for leisure, recreational activities, it may have a related landscaping, parking facilities, public toilet, fence etc. It includes synonyms such as lawn, open space, green, etc.
- 2.100 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.
- 2.101 Plinth:** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 2.102 Plinth Area:** means the built up covered area of the building.
- 2.103 Plinth Level:** means the level of the floor of a building immediately above the surrounding ground. Plinth level should not exceed above 1.2m above average ground level.
- 2.104 Plot:** means a continuous portion of land held in one ownership.
- 2.105 Prescribed:** means prescribed by a set of rules or regulations or byelaws as notified by Government.
- 2.106 Professional Office:** means an Office of recognized professions such as doctors or physicians or dentists (no patient is hospitalized or housed overnight), lawyers, architects, engineers, planners, landscape architects, artists, musicians, designers, teachers, authors, and others who are qualified to perform, with or without staff, personal services of a professional nature.
- 2.107 Public and Semi-Public Building:** means a building used or intended to be used either ordinarily or occasionally by the public and owned by State or Central Government or Quasi Government or Local Authorities such as offices, religious institutions (a church, temple, chapel, mosque or any place of public worship), educational institutions (college, school), health institutions, library, cultural and recreational institutions/theatres of non-commercial nature, public concert room, public hall, hospital run by public institutions, public exhibition hall, lecture room or any other place of public assembly and Government hostels.
- 2.108 Public Utilities Buildings:** Means a premises housing infrastructure / utilities like water, electricity, drainage and sewerage, telephone exchange, radio / TV / Microwave station.
- 2.109 Ramp:** Means passage with gradual slope joining two level surfaces
- 2.110 Recreational Club:** is a premise used for assembly of a group of persons for social and recreational purposes with all related facilities.



- 2.111 Repair Shop:** is a premise similar to retail shop for carrying out repair of household goods, electronic gadgets, automobiles, cycles etc.
- 2.112 Research Institution:** Means a premise providing facilities for research and development in any specific field. It may include laboratories, library, and allied facilities.
- 2.113 Restaurant:** means a place used for serving food items on commercial basis including cooking facilities, with covered or open space or both having seating arrangement.
- 2.114 Retail Shop:** is a premise for sale of commodities directly to the Consumer with necessary storage.
- 2.115 Right of way (RoW):** is the width of land acquired or proposed for the Road, along its alignment. It should be adequate to accommodate all cross sectional elements of the road and may reasonably provide for future development.
- 2.116 Road / street Line:** Means the line defining the side limit of a road / street
- 2.117 Road Width'** means the right of way/ distance between the boundaries of the property on either side of the road including, carriageway, footways, service road at same level or at different level and storm water drains as laid down in the city survey or Master Plan or the prescribed road lines by any act of law and measured at right angles to the course or intended course of direction of such road.
- Note:** In case of sites at T junction or at the intersection of multiple roads, the width of the road parallel to the site shall be considered.
- 2.118 Row Housing:** means more than one residential buildings in a row attached to each other with only front, rear and interior open spaces.
- 2.119 Service Apartment:** means fully furnished room or suite or rooms with kitchen, which is intended to be used on rental basis.
- 2.120 Service Road:** means a road / lane provided adjacent to a plot (s) for access or service purposes as the case may be and shall be parallel to the main road and may or may not be at grade with the main road and shall be partly or fully falling within the proposed RoW of the proposed road.
- 2.121 Services:** means activities incidental to the land use of the building such as electrical sub-station, electrical panel room, generators, HVAC (Heating, Ventilation & Air conditioning) facilities, plumbing and sanitary facilities, STP, refrigeration and cold storage, firefighting facilities, building management systems, car park management facilities and similar such activities.
- 2.122 Set back:** means the distance prescribed under these Zonal Regulations between the plot boundary and the plinth of the building or the covered Cantilever projection of the building in any floor. If cantilever projection of the building is proposed, the prescribed setback shall be provided between the plot boundary and such covered cantilever projection except for exemptions specifically provided under these regulations.



- 2.123 Site:** means a parcel of land enclosed by definite boundaries having a means of access.
- 2.124 Special Development Zone:** means areas of special control identified and demarcated in RMP 2031 envisaged as zones for implementation of high density integrated developments with special provisions covered under these regulations.
- 2.125 Stilt Floor (Ground Level Parking):** means a floor consisting of columns, used only for vehicle parking. The clear height of the stilt floor i.e. from the floor to the bottom of the slab/ beam, whichever is lower, shall be a minimum of 2.4 m and shall not exceed 2.7 m. 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 not exceed 4.75 m.
- 2.126 Structure:** means anything constructed or erected the use of, which requires location on, under or above the ground or attachment to something having location on the ground. Fences, swimming pools and their ancillary equipment, sheds, above ground fuel tanks, vending machines, and play equipment that is permanently attached to the ground are considered to be structures.
- 2.127 Staircase Room:** means a room accommodating the stairs and for purpose of providing protection from weather and not used for human habitation.
- 2.128 Telecommunication Tower:** means a structure designed and intended to support antennas. This term includes lattice-type structures, either guyed or self-supporting, and monopoles, which are self-supporting pole-type structures, tapering from base to top and supporting fixtures designed to hold one or more antennas.
- 2.129 Wholesale:** An area where goods and commodities are sold or, delivered to retailers, the premises include storage/ godown, loading and unloading facilities.
- 2.130 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, setbacks around building, ground coverage, floor area ratio, height of building, building lines, parking and so on, for regulated development of the areas within the Local Planning Area

Note: The definitions not covered in this regulation shall have same meaning as defined in relevant Acts or Rules passed by Government of Karnataka and National Building Code.



## 3 ZONING REGULATIONS FRAMEWORK

### 3.1 Planning Zones

The Local Planning Area is divided into three Planning Zones i.e. Planning Zone A, Planning Zone B and Planning Zone C, as per the following spatial extents for the consideration of Development Control Regulations for the LPA:

- i. Planning Zone A: consists of the area falling within the Outer Ring Road (ORR).
- ii. Planning Zone B: consists of the area falling outside the ORR and upto the Conurbation Limit of RMP 2031.
- iii. Planning Zone C: consists of the area beyond the conurbation limit and up to the Boundary of LPA.

### 3.2 Classification of Land into various Land Use Zones

For the purpose of these regulations, the Local Planning Area of the Bangalore Development Authority has been classified into the following Land Use Zones:

1. Residential (R)
2. Commercial (C)
3. Industrial (I)
4. Transport and Communications (T&C)
5. Public Utilities (PU)
6. Public and Semi-public (PSP)
7. Public and Semi-public – Unclassified (PSP-UC)
8. Open Spaces (OS)
9. Agriculture (A)

#### Notes:

- i. Uses/ Activities permissible under special circumstances by the Authority in different use zones provided that -
  - a) All changes are in public interest;
  - b) The Proposal for all such changes are published in at least two local daily Newspapers (atleast one in Kannada) inviting objections/ suggestions from the public within a period of not less than fifteen days from the date of publishing in the Newspaper.
- ii. Roads and Open Spaces are permitted in all use zones.
- iii. Prior to giving permission for religious use and school or college building in



different land use zones either under uses/ activities permissible or permissible under special circumstances by the Authority, instructions given in Government Circular No. Na A E 237 Be Ma Pra 2009 dated 19.09.2009 are to be followed.

- iv. Uses permitted in all the above category of land use zones are subject to space standards as given in Table 25.

### **3.3 Zonal Boundaries and Interpretation**

- i. The exact location and specific regulations applicable for a particular Planning Zone or Land Use Zone is to be verified from the Proposed Landuse Plans as detailed in the Planning District Maps. The Planning Zone or Land Use Zone Boundary is usually a feature such as road, valley, village boundary etc and includes the immediate inner edge of the area.
- ii. Certain restrictions imposed by Competent Authorities are to be maintained as "buffers" for various eco-sensitive zones such as Arkavathi, TG Halli, Bannerghatta National Park/ Forest, Protected/ Reserved Forest, etc and water bodies such as Lakes/Streams/ Drains which are marked on the proposed land use plans. In addition, any other notifications or directions and applicable buffers which may be issued by the Competent Authority from time to time for such eco-sensitive areas shall become applicable.
- iii. The necessary NOCs with regard to the clearance/ buffer as applicable in case of Defence Establishments (within 100m from the boundary of such establishment notified under Works of Defence Act, 1903 and as amended from time to time), Oil and Gas Depots/ Pipelines shall be obtained by the applicant from the concerned agency, wherever applicable, as per the provisions of the concerned agency. The same requirements shall become applicable for any new utilities/ infrastructure lines implemented over the Plan period.
- iv. The Special Areas of Interventions such as Special Development Zones, ToD Zones, Redevelopment Areas, Heritage Areas and Precincts, Station/ Transit Area Improvement, Junction Improvements, shown in RMP 2031 refer to indicative area in the city that need to be dealt with detailed action plans and they serve as mere informative tool on the plans.
- v. Generally in case of uncertainty/discrepancy with regard to the planning zone or land use zone boundary or their interpretation, alignment of the existing road, B Kharab such as pathways/ cart track, and Stream/ Halla marked on the master plan, it shall be referred to the Authority for the final decision. Based on the decision of the Authority with regard to resolution of such discrepancies, the land use zone of the adjacent shall be applicable for such land.



### 3.4 Land Use Zone Categorisation

- i. The various Use Zones have been further categorised based on the nature and intensity of use permitted in a particular category of Use Zone in a hierarchical manner.
- ii. The various categories under each Land Use Zone include:
  - (a) Residential Use Zone: R
  - (b) Commercial Use Zone: Category C-1 to C-5
  - (c) Industrial Use Zone: Category I-1 to I-4
  - (d) Transportation and Communication Use Zone: Category T-1 to T-4
  - (e) Public and Semi-public Use Zone: Category PSP-1 to PSP-4
  - (f) Public Utilities Use Zone: PU- the Public Utilities are allowed in all Use Zones subject to space standards and necessary statutory clearances.

For example, C-4 – indicates C=Commercial and 4<sup>th</sup> order within the Use Zone. The C-4 list includes all uses/activities permissible specific to C-4 and the lower order uses C-3, C-2 and C-1 permissible unless specifically mentioned.

- iii. Though the various uses/ activities are listed, the corresponding space standards for buildings/ uses are to be referred as given in Table-25. The three main parameters are planning zone, minimum size of plot and minimum width of the existing road.



## 4 GENERAL REGULATIONS APPLICABLE TO ALL LAND USE AND PLANNING ZONES

This section of the Zoning Regulations covers the aspects that would be applicable for all the land uses and planning zones unless otherwise specified. The aspects covered include landuse, means of access, relinquishment of land for road, sub-division, amalgamation, bifurcation, setback, FAR, ground coverage, height, buildings, parking, TDR etc.

### 4.1 Land Use

- i. All permissions accorded by BDA or Government prior to these regulations coming into force shall be treated as conforming uses irrespective of the classification made in the Revised Master Plan 2031. This is to be allowed on a case by case basis only.
- ii. For change of land use under section 14-A or under section 69 of KTCP Act 1961 to Non-Residential use, the minimum existing road width shall be 12.20 m. The change of land use approved by Government/ Authority prior to notification of these regulations under RMP-2031 shall remain valid irrespective of any change in these regulations.
- iii. In case of prohibited areas/ areas of special control (i.e., around certain monuments/ critical/security installations/buildings, forests, eco-sensitive zones, NGT buffers) even if the land use is designated in the proposals, the regulations for the prohibited area zone prevails.
- iv. Before permitting any uses permissible under special circumstances, the authority shall publish the proposals calling for public objections in at least two leading local daily newspapers giving stipulated time of fifteen days. The objections received within the stipulated period shall be placed before the authority and the reasons for accepting/rejecting the objections shall be recorded in the proceedings based on which the authority may take appropriate decision.
- v. Roads, Parks, playgrounds and open spaces may be permitted in all other land use zones as permissible use.
- vi. 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. If there is mixed land use in the ground floor, the predominant use (higher area) among them shall be considered as the use of the ground floor. If the area under the two uses on the ground floor is equal then the use on the front side of the plot/ entry side shall be considered as the predominant use.
- vii. All cases of SEZ approved by Government of India (GOI) shall be considered for clearance, irrespective of land use classification subject to payment of fees under section 18 of KTCP Act, 1961 and Environmental clearances as stipulated by MoEF,



- KSPCB and CPCB.
- viii. No objection Certificate from the Deputy Commissioner of the district shall be obtained before permitting buildings for places of worship vide Government Order No.Kan.E.65: MuAaBi:2001, Dt. 24-12-2001.
  - ix. If the validity of the previous planning permission/ approval including permissible renewal has lapsed at the time of coming into force of these regulations, in such cases afresh planning permissions/ approvals shall be taken under these regulations.
  - x. In case of buildings that have been permitted lawfully by BBMP or BDA and if such structures are in obstruction to the alignment of the proposed roads in RMP 2031, such road alignment shall be re-looked into by the authority and decision may be taken suitably.
  - xi. In case of any error in the demarcation of roads in the Master Plan and the actual location of roads, and/or in exceptional circumstances if the proposed road alignment is technically not feasible due to existing topographical conditions and requires amendment in the alignment, the same shall be rectified after verification by the Authority. The neighboring land use shall be considered for the properties abutting such roads in the Master Plan and the Authority shall take necessary action as per Section 14A of KTCP Act, 1961 for the amendment in the road alignment and change of land use in the Master Plan.
  - xii. In case of discrepancies in marking the revenue survey number, in such cases the revenue records shall prevail, however, the land use as per RMP 2031 shall prevail.
  - xiii. The locations of HT Line/ Nallah/ Streams and Lakes shall be as per ground conditions or revenue records and any discrepancies shall be rectified after the verification by the Authority. In such cases adjoining land use shall be applicable.

#### **4.2 Means of Access and Minimum Width of Access**

- i. Proposed road width shall be as in the Master Plan or as proposed by the local authority. If proposed road width is not specified for any existing road (i.e. Roads which are not proposed for widening) and, then the existing width shall be considered as proposed width for applying the provisions related to the FAR and other regulations.
- ii. The centre line of the road fixed by the Authority/local Authority shall be considered as the centre of the road. The Authority/ local Authority shall fix the centre line of all roads having proposed width of 12 m and above. If the centre line is not fixed by the Authority/ local Authority, the centre of the existing road shall be considered as the centre of the road.
- iii. 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 shall be considered.
- iv. The minimum width of means of access shall be governed as per the following provisions:



- (a) The means of access to the plot which would be other than 'through public roads and street' (dead end road without any cross roads), shall not be of more than 30 m in length from the public road or street.
  - (b) 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 m in length, then width of the public road or street shall be considered for reckoning FAR.
  - (c) If the width of such access is of 3.5 m, 4.5m and 6m, the F.A.R. and height of buildings coming up in such plots shall be regulated according to the width of the public road or street for buildings of height upto G+1 floors or 7 m, upto G+2 floors or 10 m and G+3 floors or less than 15 m respectively. For Plots with area of above 360 sqm in Planning Zone A and for Plots with area of above 500 sqm in Planning Zone B, the minimum width of such access shall not be less than 7.5 m for granting the permission for Apartment Building/ Group Housing.
  - (d) If the width of access road is less than 3.5 m, then max floor area permitted in such cases shall not exceed 150 sqm and 50 sqm in residential and commercial zones respectively irrespective of the site area.
  - (e) If the length of means of access exceeds 30 m, F.A.R. and height of the building abutting such means of access shall be regulated with reference to the width of such means of access subject to a maximum FAR applicable for road to which such means of access is connected.
  - (f) Access rights needs to be obtained before applying for any sanction/permission for development. Documents to support the rights obtained needs to be submitted along with the plan.
  - (g) In case of sub-divisions/ development plans, the provisions related to minimum width of means of access shall be applicable as defined in the regulations for sub-division/development plan.
  - (h) The proposed land use through which means of access is being taken, even if owned by applicant, such land use shall be not treated as land use for the main property. The Land Use as depicted in RMP 2031 shall be applicable to rest of the property i.e after the means of access.
- v. No construction may be permitted on plots abutting roads having less than 6m width unless the portion of the plot required for road widening up to 6m width or to any other required width prescribed in the Master Plan or by the Local Authority is surrendered free of cost and can avail the FAR for the surrendered portion.
- vi. 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 and height of the building.
- vii. Every proposed road shall meet another road of equal or higher width. For the purpose of maintaining the road hierarchy, the Authority may direct the applicant(s) submitting application for sub-division/ layouts or development plan or any other approval to amend/ modify the road width proposed as part of the planning permission sought to integrate the developments accordingly.
- viii. In case of roads with varying widths, the existing road width shall be the average



width considered by taking road width measurements for the varying sections and applied with weighted average for the lengths of varying sections of the road. Such road should lead to another road having the same or higher width. However, at any point on that road, the width should not be less than 75% of the width considered as existing width. If more than 50% of the length of the road with road width less than 75% of the average width is available, then the regulations applicable for lower road width shall be applicable.

- ix. While developing a land, if for any reason, the road has to be stopped without continuation, and then Cul-de-Sac with turn around area of 9 m Radius at the end shall be provided.

#### **4.3 Regulation related to Relinquishment of Land for Roads**

- i. In case of plots facing the road proposed for widening, the portion of the plot required for road widening as indicated in the Master Plan or as required by the Authority and/ or local authority, shall be handed over to the Authority and/ or local authority free of cost by a relinquishment deed by the owner of the land. The owner shall be eligible for utilizing the applicable FAR on the land relinquished to the Authority on the balance land left with the owner subject to fulfilment of other regulations.
- ii. If additional portion of the abutting plot is required by the Authority or Local Authority for providing free left lanes or splaying/ widening of road intersections or for providing additional bus bay lanes, such portion of the plot shall be relinquished to the Authority or the Local Authority, as the case may be, before sanctioning building plan to such plots. The setback for the plot shall be considered from the proposed road line only and not from the boundary of the additional portion of the plot surrendered for the development of road intersection or bus bays, as mentioned in this clause.
- iii. Where upper floors are permitted over the existing buildings which are sanctioned prior to the coming into force of RMP 2031, the upper floors shall be permitted only after the applicant surrenders the portion of the plot and building, if required for road widening, free of cost by a relinquishment deed. The owner shall be eligible for utilizing the applicable FAR on the land relinquished to the Authority on the balance land left with the owner subject to fulfilment of other regulations.
- iv. In case of alterations to existing buildings is sanctioned by the Local Authority, the applicant shall surrender the portion of the plot required for road widening to the Local Authority, free of cost, by a Relinquishment Deed, , before sanction is accorded. The owner shall be eligible for utilizing the applicable FAR on the land relinquished to the Authority on the balance land left with the owner subject to fulfilment of other regulations.



#### **4.4 General Conditions for Planning Permission, Sub-division, Amalgamation and Bifurcation of Plot/Site**

- i. For according any development/ building permission, the conversion of plot/ land from Agricultural to Non-agricultural Use under the Revenue Act is mandatory.
- ii. Following the conversion of plot from Agricultural to Non-agricultural Use, it shall be mandatory for the applicant to obtain the Planning permission from BDA prior to applying for the Building Plan Approval irrespective of the size of plot/land.
- iii. The Subdivision shall be governed as per the following regulations:
  - (a) 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 also Section 32 of BDA Act, 1976.
  - (b) The Authority reserves the right to modify the layout (residential layout or non-residential layout) submitted by the applicant / owner and may impose any conditions either from planning point of view or in the interest of public considering the safety, security, environment and aesthetics.
  - (c) The applicant shall be required to adhere to the rules and regulations framed by the government from time to time in this regard.
- iv. The Amalgamation shall be regulated as per the following provisions.
  - (a) 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. Also, the plots earmarked for EWS shall not be amalgamated except where the Authority/ Local Authority is executing the scheme for EWS Housing
  - (b) Development controls for the amalgamated plot shall be with reference to new extent and dimensions.
  - (c) Properties having different land uses may be amalgamated into single property. However, if park and open spaces, roads, public and semi-public, public utilities or agricultural zones outside the conurbation area are part of the amalgamated property then the uses permitted in these zones only shall be developed in such proportions of the property by actual measuring with respect to Master Plan drawings.
  - (d) If any portion of the amalgamated properties has been relinquished free of cost for road widening, then the regulations applicable for the land use of the plot abutting the road shall be applicable for the entire amalgamated property (except for the land uses for the portions falling under agricultural zone outside the conurbation area, park and open spaces, roads, public and semi-public, public utilities) and in other cases of amalgamation, the regulations applicable for the lower land use ( The order of land use from lower to higher shall be industrial, residential, commercial) among the amalgamated plots shall only be permitted. In such cases, the owner shall be eligible utilizing for the applicable FAR on the land relinquished to the Authority on the balance land left with the owner subject to fulfilment of other regulations.



- (e) Any of the individual plot which was used as part of the Amalgamated plot for becoming eligible for higher FAR shall not be permitted for approval as individual plot unless the higher FAR claimed as a result of amalgamation for amalgamated plot is cancelled / withdrawn.
- (f) The plots falling in unauthorized developments shall be considered for amalgamation only if such plots fulfil the requirements of these regulations as well as that of the rules framed under Section 17 of the Act, after amalgamation.
- v. The Bifurcation shall be governed as per the following provisions.
  - (a) Bifurcated plot area shall not be less than 50 sqm.
  - (b) The bifurcated plot shall have a minimum of 6 m frontage.
  - (c) Bifurcated plot shall have a minimum 3 m access.
  - (d) 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.
  - (e) A Plot/ Site which is a part of the sub division plan/layout/scheme duly approved by the Authority may be further bifurcated with prior permission of the Authority and the sub-divided plot shall not be less than the prescribed size in (a) above.

#### **4.5 Setbacks and Distance between Buildings**

Setback all-round the building shall be provided for all floors of the building as prescribed in these regulations:

- i. Front setback is essentially with regard to the road width and height of the building and side and rear setbacks are with reference to the height of the building as prescribed in Table 1 and 2.
- ii. The maximum height of the building shall not exceed 1.5 times the width of abutting road plus the front setback, subject to the requirement of front open space of a maximum of 16 m.
- iii. If a building abuts on two or more roads of different widths, the building shall be deemed to face upon the road that has higher road width and the height of the building shall be regulated by the width of that road.
- iv. Front setback should be provided in the remaining plot after deducting area for road widening as proposed in the Master Plan or as proposed by the BBMP. If the road widening is not applicable to the plot, the front setback shall be provided from the Front boundary of the plot.
- v. The setbacks shall be provided in the owners plot. Public open spaces or conservancies should not be considered as setbacks.
- vi. The front setback or the building line (as defined in Table 1) whichever is higher shall be considered as the front setback of the building. Also, no portion of the building shall project, either below the ground or above the ground beyond the building line.
- vii. In the case of corner plots, both the sides facing the road shall be treated as front side and regulations applied accordingly.



- viii. In case of plot facing roads on more than one side of the plot, the sides facing roads from which approach is provided to the plot shall only be treated as front and other sides shall be treated as rear/ sides and the setbacks be applied accordingly and FAR should be computed based on the road width which is considered as front.
- ix. When the road widening work is undertaken by the Authority /BBMP to a width equal to or less than that prescribed in the Master plan and if any building has to be partly or fully demolished for the road widening, the reconstruction of the remaining portion of the building may be permitted abutting the road widening line without providing front setbacks. However, such reconstructed building shall not have plinth area more than that of the original plinth area of the building and shall be reconstructed only upto the ground and first floor. In case the owner intends to construct upper floors to such buildings, permission shall be granted only if the portion of the building constructed in the front setback area is demolished. This relaxation shall not be available if the owner of the building is proposing to construct a new building as per the provisions of these regulations. This relaxation shall be permitted only during the period of widening work of the particular road is undertaken by the Authority / BBMP and shall not be available in other situations. The above-mentioned relaxation shall be available only if no compensation including DR is availed for the portion of the building demolished. The provision of this clause shall be decided by the Authority/ BBMP on a case to case basis .The Authority/ BBMP shall maintain a register showing details of all such buildings (existing and proposed), for which permission has been granted with such relaxation.
- x. For residential buildings sites upto 120 sqm an open staircase may be permitted in the side or rear setbacks.
- xi. For Residential building sites upto 60 sqm W.C with of 1 m x 1.2 m may be permissible in rear set back.
- xii. For Residential Buildings when minimum set back of 1.5 m is left on any side (except front), a scooter garage may be permitted on this side set back at the back side limiting the depth of the garage to 2.5 m.
- xiii. The following constructions may be permitted within the setback area without affecting the required driveway around the building as prescribed in these regulation:
  - (a) Pump room;
  - (b) Generator with outdoor acoustic enclosure (within permissible noise level) and the height of the exhaust pipe should be 3 m above the neighbouring building adjacent to the generator or as prescribed by the Competent Authority;
  - (c) Watch man's cubicle not more than 4 sqm at the entry/ exit point and fire control room (maximum 4 m x 4 m) (no setback from the boundary);
  - (d) Sump tanks below the ground level;
  - (e) Sewage Treatment Plant below ground level;
  - (f) Solid waste drying yard/ organic waste converter;
  - (g) Children's play area;
  - (h) Transformer / power substation (no setback from the boundary is required if

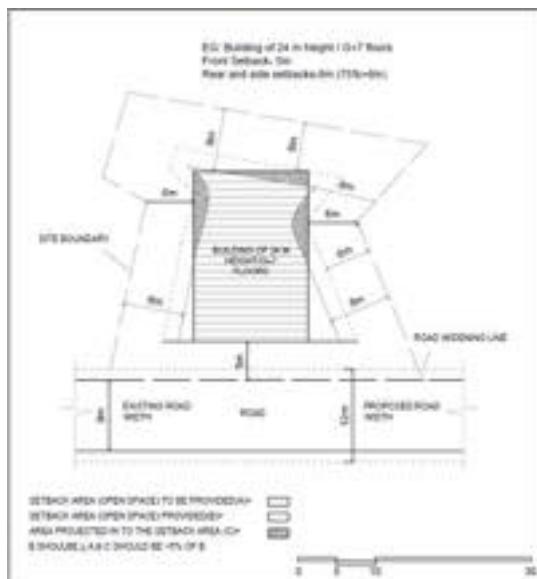


- permissible under the rules of Competent Authority) and other services;
- (i) Any other ancillary utility services provided for the building;
  - (j) Open well and bore wells;
  - (k) R.C.C. ramps for vehicular movement around the building upto a width of 6 m may be permitted to be constructed within the setback for the vehicular movement around the building and for entry to the parking areas within the building;
  - (l) Architectural features which are not usable for living or storage purposes without hindering the driveway requirements of the buildings prescribed in these regulations. Such projections shall not be within 5m height from the ground floor level, if such projections are proposed within the driveway area;
  - (m) Cantilever porches, steps and corridor to ground floor entry; and
  - (n) Car parking in basement structures subject to applicable restrictions.
- For non-high-rise Buildings items a, b, c, d ,e, f, g and j may be permitted abutting the building with 1 m setback from the boundary.
- xiv. Exemptions/Projections in setbacks:
- (a) Every open space provided either interior or exterior shall be kept free from any erection thereon except as provided herein and shall be open to the sky and no weather shade or cornice roof more than 0.75 m wide or  $1/3^{\text{rd}}$  of open space whichever is less shall over hang or project over the said open space.
  - (b) A portico/ porch may be permitted in the ground floor within the setback. No access is permitted to the top of the portico for using it as a sit out. The size of the cantilever portico is restricted to 3 m x 4.5 m. In case of high rise buildings cantilever portico is allowed as per the Fire Norms. The portico when allowed shall have a clear open space of 1 m from the boundary of the property and in case of high-rise buildings such portico should have a minimum clear height of 5.5 m and a vehicle passage width of 6 m, if such portico/ porch projects into the mandatory driveway of 6 m.
  - (c) The projection of the balcony shall be measured perpendicular to the outer wall of building up to the outermost edge of the balcony. Cantilever projection of the balcony shall be permitted into the prescribed setback area (as per Table 1 or Table 2 as applicable) only upto 1.2m or  $1/3^{\text{rd}}$  of such setback, whichever is less. No balcony is allowed at the ground floor level into the prescribed setbacks. In case of high-rise buildings, no projection is allowed upto 5.5 m vertical clearance from ground level into the minimum prescribed setback area.
  - (d) If more than 25% of the depth of the property is required to be surrendered for road widening, reduction in the rear/ side set back upto 50% shall be allowed for the remaining portion of the plot, subject to a minimum of 1.0 m setback for non-high-rise buildings
  - (e) Only 50% of the setback provided in Table 2 shall be required for independent MLCP or MLCP attached to any building subject to a minimum of 6 m in case of buildings of more than G+4 floors or 15 m and more height, whichever is less. Relaxation of setbacks shall be available only for the MLCP portion of the building in case of MLCP being attached to any side/s of the building.



- (f) For garages as prescribed in clauses on garages in this section.
- xv. If the proposed road width is 2 times or more than the existing width of the road, the front setbacks shall stand reduced to 50% of the setbacks prescribed in Table 2 for non-high-rise buildings and 25% for high rise buildings, subject to the minimum setback provided as per Table 1. The reduction in front setback shall be applicable for the existing structure only, if any, falling along the proposed new roads at the time of survey of the alignment.
- xvi. Upto Ground floor and one upper floor buildings, no side setbacks shall be insisted upon only in the case of reconstruction of existing building where traditional row housing type of development exists.
- xvii. In case of irregular plots, except the front setback, the side and rear setbacks at any critical point shall not be less than 75% of the setbacks prescribed in Table 2 subject to a minimum of 6 m for buildings above 15 m height. However, the total set back area provided shall not be less than the setback area required by providing the setback as per Table 1 and Table 2, as applicable. The area of the portion of the building projected into the required setbacks as per Table 2 shall not be more than 5% of the total setback area required by providing the setbacks as per Table 1 and Table 2, as applicable subject to maximum ground coverage norms applicable for respective land uses.

#### **Illustration**



- xviii. For more than one building on a given site, the distance between the buildings shall be 1/2 the height of the tallest building or 16 m, whichever is lower, between the buildings under consideration.
- xix. 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.
- xx. In case two or more structures are connected, these shall be treated as single building/ block only if atleast one third of the width of any one structure on the connecting side is solidly connected to other structure. Any interconnecting link



between the structures through connecting corridor only shall not be treated as a single building/ block, and the provisions related to distance between the buildings shall be applicable in such cases.

**Table 1: Minimum Front setbacks for all types of buildings with respect to road width**

Sl. no.	Road width (m)	Minimum Front Setback (m)	Building line from Centre of road (m)
1	6.0	1.0	4.0
2	7.5	1.0	4.75
3	9.0	1.75	6.25
4	12.0	2.0	8.0
5	15.0	2.5	10.0
6	18.0	3.5	12.5
7	24.0	3.5	15.5
8	30.0	4.0	19.0
9	45.0	6.0	28.5
10	60.0	6.0	36.0



**Table 2: Minimum Setbacks for All Types of Building (Except Industrial Buildings) with respect to the Height of the Buildings**

Sl. no	Max. No. of floors	Height of Buildings (m)	Plot Area (sqm)	Minimum set backs	
				Front(m)	Rear and Sides(m)
1	G+1	Below 9.5	Upto 60	1.0	0.5
2	G+1 or Stilt+2		Above 60 upto 120	1.0	1.0
3	G+2 or Stilt+3	9.5 and below 12.5	Above 120 upto 240	2.0	2.0
4	G+3 or Stilt+4	12.5 and below 15	Above 240 upto 360	3.0	3.0
5	G+4 or Stilt+4	Below 15	Above 360	4.0	4.0
6	G+5	Above 15 upto 18		6.0	6.0
7	G+6	Above 18 upto 21		7.0	7.0
8	G+7	Above 21 upto 24		8.0	8.0
9	G+8	Above 24 upto 27		9.0	9.0
10	G+9	Above 27 upto 30		10.0	10.0
11	G+11	Above 30 upto 36		11.0	11.0
12	G+13	Above 36 upto 42		12.0	12.0
13	G+15	Above 42 upto 48		13.0	13.0
14	G+17	Above 48 upto 54		14.0	14.0
15	G+19	Above 54 upto 60		15.0	15.0
16	Above G+19	Above 60		16.0	16.0

**Note:** - The number of floors mentioned in **Table 2** is excluding Basement Floors. The height of stilt floor shall be counted towards the height of the building.



#### 4.6 Ground Coverage

- i. The Ground Coverage is the total area covered by building immediately above the plinth level.
- ii. The areas under pump house not exceeding 3 sqm, swimming pool, sump tank, electric substation/ transformer, generator with enclosure, fire control room (maximum 4 m x 4 m) and security room (2 m x 2 m) if provided outside the plinth of the building for plots of more than 4000 sqm and utilities are not considered for the coverage.
- iii. The required area for road widening shall be deducted for considering ground coverage of the plot.
- iv. The maximum ground coverage for different land uses are covered as part of regulations for respective land uses.

#### 4.7 Floor Area Ratio (FAR)

- i. The ratio of the Floor Area on all floors of the building, excluding the exemptions provided under (ii) below, to the plot area is FAR.
- ii. The following constructions are excluded from FAR computation:
  - (a) Area reserved for services such as electrical substation/ panel room, generator, pump room, AC plant room, solid waste management, fire control room, security/CCTV room etc.
  - (b) Refuge areas provided in high rise buildings as per fire safety norms
  - (c) A separate public toilet block provided in the non-residential complex/ plot.
  - (d) Building management/society room with a maximum size of 40 sqm
  - (e) Staircase / staircase room
  - (f) Architectural features which are not usable for living or other purposes
  - (g) Chimneys
  - (h) Ventilation ducts and Garbage shafts
  - (i) Ducts
  - (j) Parking areas including driveways and ramps
  - (k) Swimming pools and toilets attached to swimming pools constructed in open yard or in any floor for common use by the residents/ users.
  - (l) Overhead tanks
  - (m) Escalators
  - (n) Lift wells and lift machine room
  - (o) Watch man's cubicle not exceeding 4 sqm areas
  - (p) Sewerage Treatment Plant as specified by KSPCB and pump rooms.
- iii. When the site does not face the road of required width provided against the plot size range, then the FAR applicable to the corresponding width of the roads shall apply.
- iv. Where a plot faces a wider road than the one prescribed against a particular plot size, the FAR shall be restricted only to the limit prescribed for the area of the plot.



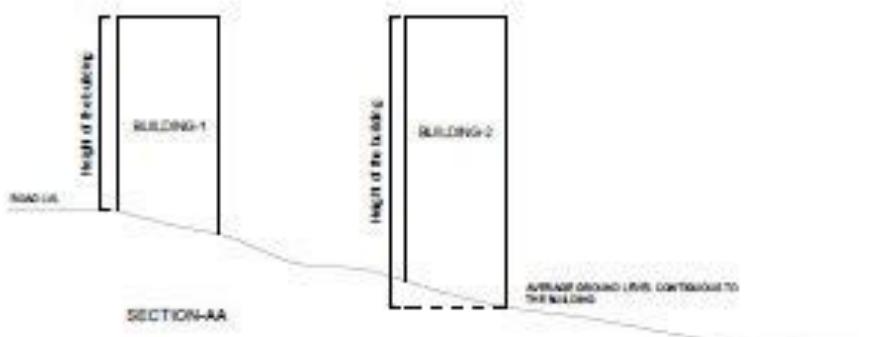
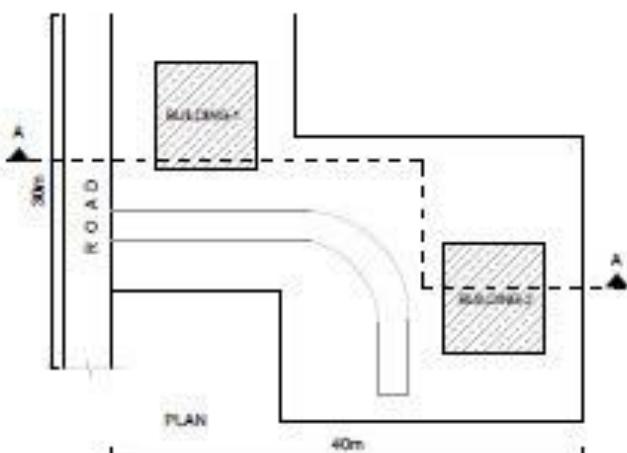
- v. Proposed road width shall be as in the Master Plan or as proposed by the local authority. If proposed road width is not specified for any existing road (i.e. Roads which are not proposed for widening), then the existing width shall be considered as proposed width for applying the provisions of the FAR and other Regulations.
- vi. FAR shall be calculated for the entire plot area without deducting the portion surrendered for road widening, if DR or any other form of compensation is not claimed / availed for the portion of the plot surrendered for road widening.
- vii. If a plot abuts two or more roads of different widths, then the FAR for the building shall be regulated according to the width of the road from which main motorable access to the plot is proposed.
- viii. All bus terminals shall be eligible for an FAR as applicable to commercial zone. The minimum area for the bus terminal shall be 4000 sqm.
- ix. The FAR for respective land uses are covered under sections on regulations for residential development and non-residential development.
- x. The FAR has been classified into (a) Base FAR and (b) FAR Allowable against TDR/ any other rules (example premium FAR/ purchasable FAR as may be enacted by the Government and necessary rules are framed and notified). The sum of these two FARs is the maximum allowable FAR and shall be the total FAR that can be consumed subject to fulfilment of other regulations, except where specific exemptions are provided in these regulations such as in case of areas surrounding Metro Stations. In case of projects implemented by the Authority or the BBMP, the total maximum allowable FAR shall be considered as a Base FAR.

#### **4.8 Height of Building**

- i. Height of the building shall be considered as per the definition prescribed in these regulations.
- ii. The following constructions are exempted while calculating the height of building:
  - (a) Slabs casted/ structures constructed above the terrace floor exclusively for providing services such as AC chiller plants, solar panels, radio antennas, lift machine rooms, overhead tanks and staircase headroom cover slabs (upto a maximum height of 3.5 m), chimneys, parapet walls (upto 1.2 m in height) and other architectural features shall not be included in the height of the building.
  - (b) The internal open space may be covered on top to prevent rain water from entering the building. This construction shall not be considered for the height of the building. The height of such structure shall not exceed 2 m.
  - (c) For calculating the height limitation prescribed in the vicinity of Aerodromes, the overall height of the building including that of the above details shall be considered.
- iii. The height of buildings and other structures within the BMA shall be within the limits prescribed by the various Airport Authorities with different Air Funnel Zones.



- iv. In case of plots where the ground level contiguous to the building is below the road level (for which FAR is considered) and the building is located away from the road where the approach to the building is not provided directly from such road, but from a separate road/ driveway through the plot, the height of the building shall be measured from the ground level contiguous to the building and not from the road level (for which FAR is considered).

**Illustration**

Height of building -1 is considered from the road level.  
Height of the building-2 is considered from the average ground level contiguous to the building-2 (existing or formed)





## 4.9 Regulations related to Buildings

### 4.9.1 General

- i. The lower surface of storey on which one normally walks into the building. The general term floor does not refer to basements / cellar or mezzanine floor.
- ii. Ground floor shall not be more than 1.2 m above the ground level contiguous to the building.
- iii. Mezzanine floor is permitted between any two floors in the residential buildings, the area of which is considered for calculation of FAR, subject to a minimum area of 9.5 sqm and maximum of 1/3<sup>rd</sup> of the area of the respective floor. The minimum height of the mezzanine floor shall be 2.75 m, and shall not be used for kitchen.
- iv. Elevator (Lift) has to be provided for buildings with more than G+3 floors.
- v. In case of buildings with height less than 15m which are existing prior to coming into force of these regulations, upper floors may be permitted according to the existing coverage/ setbacks and FAR prevalent on the date of approval of the building plan subject to limitations of height, parking/ stilt parking, building line or any road widening proposals in accordance with present regulations. The applicability of TDR in such cases shall be governed as per the provisions of Rules notified by the Government or as may be amended from time to time.
- vi. If the plot/site area of a proposed building is more than 500 sqm, then an area measuring minimum of 3 m x 5 m abutting to the access road shall be reserved for installation of electrical transformer, while issuing building permission.
- vii. All buildings shall be designed considering the requirement for the differently abled persons and the parking areas shall have dedicated parking and the supporting facilities for the vehicles for differently abled persons.

### 4.9.2 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. Every basement floor shall be atleast 2.4 m in height from the floor to the bottom of roof slab/ beam (whichever is less).
- ii. If the set back is more than 2 m, then the basement may be extended on all sides below the ground level, provided the minimum set back between the basement and the property boundary is 2 m which shall be retained as Natural Earth. If more number of basement floors are proposed, the 1 m additional setback shall be provided for every additional basement floor. Basement extension beyond building line or the front set back is not allowed.
- iii. If a site is measuring less than 200 sqm and depth of the site is less 20m, then car



- parking shall not be permitted in the basement floor.
- 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:
    - (a) Dark rooms for X ray and storage of light sensitive materials
    - (b) Bank Safes/ Strong room included in the FAR
    - (c) Air conditioner handling units/equipment, utilities and services connected with the building.
    - (d) Parking
  - vi. In case of 3 star and above category of hotels, the spare area in the basement after catering to the requirement of parking facilities may be allowed to be used for other purposes incidental to the running of the hotel, such as health club and gym rooms, shopping arcade, dining area with or without kitchen facilities, administrative office, banquet/conference facility, swimming pool, etc. subject to reckoning of the same for FAR calculations. In cases where such facilities are provided in the basement, parking area applicable on the built-up area in the basement used for other activities/ uses shall be calculated at 25% higher than the applicable parking norms for the category of hotels as per Table-4 under consideration in this clause.
  - vii. Parking area if misused is liable to be municipalized/ taken over by the local body/authority without any compensation.
  - viii. When Basement is used for Car parking, the convenient entry and exit shall be provided. Adequate drainage, ventilation, lighting arrangements shall be made as per the provisions of NBC.

#### 4.9.3 Ramp

Ramps shall be provided for vehicles to basement or ground floor from ground or between two floors of parking or for the movement of vehicles around the building.

- 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 m from the common property line. The slope of the ramp shall commence from building line or front setback of the edge of property line.
- ii. Ramps for the differently abled persons shall be provided in all Public buildings.
- iii. Ramp or parking is not allowed in the land required for road widening.
- iv. The slope of vehicular ramps shall not be steeper than 1 in 8 and permitted around the building if required especially if the ground level contiguous to the building is sloping. The minimum width of such ramp shall be 6 m for high-rise buildings for the movement of fire engines around the building.



#### **4.9.4 Garages**

For Individual Residential buildings (other than apartments) up to G+2 floors or height of 10 m, whichever is less, one garage may be permitted in the rear corner of the site without the respective side and rear setbacks, if the following requirements are fulfilled.

- i. The garages shall not be constructed or reconstructed within 4.5m from the road edge. This may be relaxed in cases where the garage forms part of the main building with minimum setback for that site.
- ii. Width of the garage should not exceed 4 m
- iii. Height of the garage does not exceed 3 m from the ground level.
- iv. For garage, no side or rear setback should be insisted.
- v. One upper floor not exceeding 3 m in height may be permitted provided at least one opening for light and ventilations provided towards the owner's property. No openings are provided in the garage and its upper floor towards the neighboring buildings.
- vi. Height of the garage and the upper floor, if any, is limited to 6.50 m from the ground level. No other structures except one store room shall be provided in the rear side of the garage.
- vii. Depth of the store room should not exceed 1.25 m and entrance to such store room shall be from the rear setback only. Length of the garage including the store room should not exceed one third of the length of the site or 6.0 m whichever is less.
- viii. The garage may be allowed in right or left side of the site subject to site conditions. However, in the case of corner sites, the garage is to be located at the rear corner diagonally opposite to the road intersection.

#### **4.9.5 Balcony**

- i. No balcony is allowed in the ground floor.
- ii. Open Balcony projection should not exceed 1/3 rd of the setback on that side subject to a maximum of 1.20 m in the first floor and maximum 1.75 m beyond the second floor whichever is less.
- iii. Balconies are not allowed in Commercial Buildings, beyond setbacks.

#### **4.9.6 Special Provisions for Lifts**

- i. All high rise buildings shall mandatorily provide atleast one service lift. For buildings with less than 24 Units or 2400 sqm built-up area, whichever is lower, the service lift can be used for both passenger and service lift purpose.



#### 4.10 Distance of building from Electrical Lines

- i. No habitable building shall be permitted within the horizontal and vertical distance from the electric line mentioned in Table 3.
- ii. Buildings above 10 m height and growing of tall trees shall not be permitted within the electric line corridor beyond the vertical and horizontal distance mentioned below.

**Table 3: Distance of building from Electrical lines**

Sl.no	Description	Vertical distance from maximum sag of electrical line (m)	Horizontal distance from the edge of the electrical line (m)	Electrical line corridor width (m)
1	L.T. line	3.5	1.8	4.5
2	H.T. line of 11KV	4.5	1.8	4.5
3	H.T. line of 33KV	4.5	2.5	15.0
4	H.T. line of 66KV	4.58	3.0	18.0
5	H.T. line of 110KV	5.0	3.2	22.0
6	H.T. line of 132KV	5.0	3.5	27.0
7	H.T. line of 220KV	6.2	4.2	35.0
8	H.T. line of 400KV	Subject to clearance from Electrical Dept.		50.0

#### 4.11 Fire Protection Requirements

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 and Life Safety of National Building Code shall apply.

- i. For all non-residential buildings with built-up area above 5000 sqm, irrespective of the height, the necessary firefighting arrangements shall be made as per the directions of the Authority.
- ii. 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 distance, number and widths of exits shall conform to the provisions of Part-IV, Fire and Life Safety of National Building Code.

#### 4.12 Safety Measures Against Earthquake

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 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 IS 1893 have been followed in the design and construction of buildings for making the buildings resistant to earthquake.

#### **4.13 Parking Requirements and Norms**

The Parking regulations shall be:

- i. Each off-street parking spaces (parking bay) provided for four wheeler motor vehicles (LMV) shall not be less than 2.75 m X 5.5 m and the minimum width of drive way shall be 3.5 m subject to the provisions regarding the width of driveway with entry to parking bays as given below:

<b>Width of driveway</b>	<b>Width of parking bay</b>
4.0m	2.75m
3.5m	3.0m

- ii. In case of parallel parking, 1.5 m gap shall be provided between each parking bay length of 5.5 m.
- iii. Mechanical parking including Pit Parking system provision to stack cars one above the other shall be permitted to provide the required number of car parking. If Mechanical Parking is provided, clear floor height (Floor to Ceiling) for the parking spaces shall not be less than 4.75m and the width of driveway for such parking bays shall not be less than 4.5 m.
- iv. In case of multi-level car parking (MLCP), ramp or car lifts shall be provided for the vehicles to reach all floors of parking. If car lifts are provided, minimum two numbers of lifts shall be provided. In case of fully automated system of MLCP, the operating system of staking and removing the cars to/from different levels shall be certified by the authorized agencies/institutions notified by the Government.
- v. Parking spaces shall be paved and clearly marked for different type of vehicles.
- vi. When basement floor, ground floor or multi-level car parking is proposed for car parking, provision for entry and exit of vehicles shall be provided as follows:

<b>Sl.No.</b>	<b>Particulars</b>	<b>Entry and Exit</b>
1	Approach for parking lots in low rise buildings	Two numbers of 3.5m width or one numbers of 6m width
2	Approach for parking lots in high rise buildings	Two numbers of 3.5 m width



- vii. Adequate drainage, ventilation and lighting arrangements shall be made in such parking floors.
- viii. The vehicle parking requirement shall be as per the built-up area considered for the computation of FAR.
- ix. No parking space shall be insisted upon in the intensively built up area upto 100 sqm of total floor area.
- x. Parking area violation by constructing other land uses shall be demolished or taken over by the Authority or local Authority (without any compensation) as decided by the Authority. Similarly, additional area constructed without parking provisions made as per these regulations also shall be demolished or taken over by the Authority or local Authority as decided by the Authority..
- xi. In case of Educational Institutions, the plinth area of class rooms, faculty room and administration rooms shall only be considered for off street parking space.
- xii. Lorry parking is not required for household industries and service industries.
- xiii. Parking provision for building on stilts:
  - (a) For parking provided on the ground floor for the building on stilts, parking area shall be exempted from the calculation of F.A.R.
  - (b) All sides of the stilt parking shall be open. If it is enclosed fully or partly, the area/ part of area enclosed shall be counted towards the computation of F.A.R.
  - (c) When stilt parking is provided, the clear height shall not exceed 2.7 m and shall be considered for calculating the total height of the building as per Table 2..
- xiv. Car parking or additional car parking prescribed in these regulations may be provided in the setback area allowing 3.5 m from the building as drive way (wherever required) in case of non-high rise buildings and allowing 6 m from the building in case of high rise buildings.
- xv. The front setback may be used for visitors parking only in case of commercial buildings if no compound wall is constructed between the site and road without obstructing the entry to the building. The parking in front setback shall not be counted towards the parking requirements as per Table-4.
- xvi. For buildings upto two residential dwelling units or for residential buildings of G+ 1 floor, side setbacks may be used for car parking without such restrictions.
- xvii. For Commercial complexes with retail shops or multiplexes having a built-up area of 2000 sqm or more, 1 number auto rickshaw parking (2.25 x 1.75m) shall be provided for every 2000 sqm or part thereof. This parking facility has to be treated as public parking and shall be abutting the road. The area considered for computing the FAR shall be considered for working out the parking requirements for Auto Rickshaws.
- xviii. 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 exempted from reckoning the FAR.
- xix. 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 except the specific exemptions/ provisions made under sections on ramps, set-backs and basement floors.



- xx. When Multi Level Car Parking (MLCP) is proposed on a site as an independent activity, there shall not be any limitation for FAR or height of building subject to condition that they satisfy fire and airport authority restrictions wherever applicable.
- xxi. For building of different occupancies, off-street parking spaces for vehicles shall be provided as stipulated in Table 4.
- xxii. Additional parking for part area shall be provided when the part area exceeds 50% of the prescribed limits/standards.
- xxiii. In case of mixed use buildings or buildings of different uses in a property are developed, the parking requirements for different uses shall be computed as per the area provided for a particular use.
- xxiv. For all buildings, atleast 5% of the parking bays shall be mandatorily provided with the facility of battery operated charge points.

**Table 4: Parking Requirements for Various Uses**

<b>Sl. No</b>	<b>Type of use</b>	<b>One car parking of 2.75 m x 5.5 m each shall be provided for every</b>
1	Theaters and Auditoriums except Educational	25 seats of accommodation subject to minimum of 20 car parks or 150 sqm whichever is higher
2	Retail Business ( shops, Shopping complexes, Malls, etc)	50 sqm of floor area or part thereof plus 1 lorry parking space measuring 3.5 m x 7.5 m for every 1000 sqm or part thereof
3	Multiplex integrated with shopping	40 sqm of floor area plus requirement of parking for multiplex according to Cinematographic Act
4	Wholesale and Warehouse buildings	150 sqm plus 1 lorry parking space measuring 3.5 m x 7.5 m for every 500 sqm or part thereof
5	Restaurant establishment servicing food and drinks	50 sqm of Floor area
6	Lodging establishments, hotels and Tourist homes	4 rooms or 50 sqm of floor area, whichever is lower. Additional 10% of the total requirement shall be reserved as parking for visitors.
7	For star hotels	For every 2 rooms plus for every 50 sqm of floor area or part thereof excluding the area of the rooms from the total area accounted for FAR to cover for visitors parking.
8	Office buildings (Govt/Semi-Govt.& Private)	50 sqm of Floor area



Sl. No	Type of use	<b>One car parking of 2.75 m x 5.5 m each shall be provided for every</b>
9	Hostels	Professional college hostels: 1 for every 5 rooms and other college hostels: 1 for every 10 rooms
10	Industrial Buildings	100 sqm of floor area plus 1 lorry space measuring 3.5 m x 7.5 m for every 1000 sqm or part thereof
11	Nursing homes	50 sqm of Floor area+ 10% of parking area for Ambulance/ hospital vehicles
12	Hospitals	75 sqm of Floor area + 10% of parking area for Ambulance/ hospital vehicles
13	Multi/Single Dwellings Units	<b>For Multi-dwelling Units</b> (a) two Dwelling units, if the DU is less than 50 sqm (b) one Dwelling unit of Above 50 and upto 120 sqm of floor area. (c) Dwelling Units measuring more than 120 sqm, an additional one car parking for every 120 sqm or part thereof shall be provided for all such dwelling units. (d) 10 % of total parking area shall be provided for visitors car parking <b>For Single-Dwelling Units</b> For all plots measuring 90 sqm and above, provision of car parking is mandatory. For every 100 sqm of Built up Area one car park to be provided.
14	Convention centers and Recreational clubs	50 sqm of Floor area
15	Educational buildings	150 sqm of Floor area plus 1 bus parking space measuring 3.5 m x 7.5 m for every 120 students. In addition to the parking provisions, the schools must provide drop-off lane.
16	Banquet Halls/ Marriage Gardens/ Kalyana mantaps	20% of the total land area plus 1 additional car park for every 50 sqm of area considered for FAR. If the additional parking is provided in open area, the area for these additional car parks shall be calculated at the rate of 25 sqm per car.



Sl. No	Type of use	<b>One car parking of 2.75 m x 5.5 m each shall be provided for every</b>
17	Office Buildings for IT BT and Major Office Complexes with total built-up area above 20000 sqm	50 sqm of Floor area plus 1 bus parking space measuring 3.5 m x 7.5 m for every 1500 sqm of built-up area.
18	Parks/ Gardens, Play Grounds, Sports Facilities including Sports Complex/ Swimming Pools including Stadiums, Burial grounds/ cemeteries and cremation grounds	For the Facilities with Plot/ Site Area upto 5 Ha- 5% For Facilities above 5 Ha- 10% of the plot/ site area shall be exclusively earmarked for parking.  For activities involving built-up area like sports complex, an additional parking facility at the rate of one car space for every 50 sqm built-up area shall be provided.
19	Stadium	10% of the total plot/ site area or 1 car park for every 20 seats, whichever is higher

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

#### 4.14 Rain Water Harvesting

- i. Provision of Rain Water Harvesting is mandatory for all sites which are more than 120 sqm in extent.
- ii. The dimension of recharging pits/trenches shall be at least 6 cum for every 100 sqm of roof area. Percolation Pits shall be filled with small pebbles or brick jali or river sand and covered with perforated concrete slabs.
- iii. Apart from this, the following requirements are optional and may be provided depending on site conditions.
  - (a) **Terrace Water Collection:** The terrace shall be connected to a sump or the well through a filtering tank by PVC pipe. A valve system shall be incorporated to enable the first part of the rainwater collected to be discharged out or to the soil if it is dirty. A filtering tank measuring 0.36 sqm can be constructed near the sump. The tank can be divided by a perforated slab and one part should be filled by small pebbles and other by brick jali. The bottom portion of the tank should have a slope to avoid stagnation of water.
  - (b) **Open Ground:** Where there is open ground as in the case of group housing schemes/group development schemes/land development, a portion of topsoil shall be removed and replaced with river sand to allow slow percolation of rain water. Any other method proved to be effective in conservation and harvesting of rainwater may be adopted in each and every construction or such large scale development that is taken up.



#### **4.15 Solar Water Heating and Lighting Mandatory**

- i. In case of Group Housing Schemes/Group Development Schemes and in special and large scale developments where there are 50 units and above, buildings proposed for Nursing Homes, Hospitals and Hotels provision for Solar Water Heating System shall be installed and Solar Lighting System in common areas and outdoor lighting shall be mandatory.
- ii. Occupancy certificate for such developments shall be granted only upon installation of solar water heating system and Solar Lighting System to the satisfaction of the Authority or local authority.

#### **4.16 Tree Planting**

- i. Planting of minimum one tree is mandatory for a site measuring 180 sqm and upto 240 sqm and minimum of 2 trees for a site measuring more than 240 sqm. The concerned authorities shall ensure that the trees are planted before the occupancy certificate is issued. The trees shall be planted only in the rear set back area.
- ii. In case of Apartment Buildings or Group Housing or Development Plan, one tree shall be planted for every 240 sqm of FAR area or part thereof. In such cases, the Authorities shall ensure that the trees are atleast 2 m in height, before the issuance of occupancy certificate. The trees shall be planted in the set-back area along the periphery of the site/ area reserved for parks/ open spaces/ along the roads as avenue plantation.
- iii. In case of sub-division, in addition to the site level mandatory plantation, the developer shall carryout plantation at the rate of 40 trees per hectare of land sub-division and proportionately for every additional extent of land/ plot area.

#### **4.17 Development Rights (DR)/ Transferable Development Rights (TDR) and Transit Oriented Development (TOD)**

- i. DR /TDR shall be applicable as per provisions Section 14-B of KTCP Act and the Rules notified by the Government vide notification number UDD 283 BEMRUPRA 2015 dated 04 March 2017 or as may be amended from time to time. A copy of the Notification is enclosed as Annexure-1. The FAR against TDR shall be subject to the FAR allowable against FAR for respective land uses subject to fulfillment of other regulations.



#### **4.18 Metro Stations/ Terminals ToD Zones**

In case of areas falling within the 150 m radius from the **metro station/ terminals (In Planning Zone B only) from the edge of the terminal**, an additional FAR over and above the maximum allowable FAR subject to a ceiling of 4 FAR for the area of the plot falling within the 150m zone may be permitted for all permissible uses, irrespective of the FAR applicable for the respective uses in the respective tables subject to:

- i. Traffic Impact Assessment as per the Guidelines provided as Annexure-2.
- ii. Fulfillment of regulations related to set-back, parking and height requirements as per the road width.
- iii. Applicable only after the completion of the metro stations and also the same to be confirmed by the BMRCL. Till such time the existing regulations shall apply.
- iv. The charges for FAR above the maximum allowable FAR (including the FAR against TDR) subject to a ceiling of 4 in case of Metro Terminals/ Stations shall be as per the rates notified by the Government from time to time.

The total applicable FAR for the plot shall be sum of the FAR applicable on area of plot within 150m distance with a ceiling of 4 and maximum allowable FAR on the area of the plot falling outside the 150m distance. The sum of the FAR so derived can be utilized over the entire area of the plot subject to fulfillment of other regulations.

#### **4.19 No Objection Certificates**

- i. For all Development Plans, Apartment buildings and Residential layouts which come under the category stipulated by the KSPCB, necessary NOC from KSPCB (KSPCB shall mention the need for environment clearance if any in the NOC) shall be furnished.
- ii. For all buildings with a height of 15 m and above, NOC from Fire Department in addition to NoC from Pollution Control Board shall be furnished.
- iii. For Cinema theatres, the setbacks and other provisions shall be as per Karnataka Cinematography Act and Rules.
- iv. NOC from Airport Authority of India shall be furnished wherever applicable.

#### **4.20 Security Deposit**

- i. The applicant shall deposit a refundable non-earning security as per the rates as may be notified from time to time for the following categories of buildings, namely:
  - (a) Residential building group housing/ multi dwelling/ apartments having more than 4 dwelling units.
  - (b) Commercial buildings
- ii. The Security Deposit shall be refunded within three years or thirty days from the date on which completion certificate is produced, whichever is later. If the construction is



not as per approved plan, this deposit shall be forfeited and separate action initiated as per the provisions of KTCP Act, 1961.

#### **4.21 Certification**

Architect/Engineer/planner who prepares the plan or supervises the development works or who does both the jobs shall submit an affidavit duly notarized to the extent that the safety of the building in terms of fire and resistance to earthquake are taken care while preparing the plan. Also, he/she shall undertake to acknowledge that he/she will intimate the competent authority within 3 days of any violations with regard to sanctioned plan. Copy of the affidavit is enclosed at Annexure-3.



## 5 RESIDENTIAL USE ZONE REGULATIONS

### 5.1 Permitted Uses/ Activities

The uses/ activities permitted under residential use zone include

- i. Plotted residential developments
- ii. Villas/ Detached Houses, Semidetached houses, Row houses
- iii. Apartments including Studio Apartments, Hostels/Paying Guest House Accommodation, Dharamshala
- iv. Multi Dwelling Housing, Service Apartments
- v. Group Housing (Development Plans)
- vi. Orphanages and Old age homes
- vii. All type of residential buildings including EWS, LIG, MIG and HIG
- viii. Solar Generation units
- ix. Bus bays, Auto stand, Bus Shelters information kiosks
- x. Metro Stations
- xi. Parking areas and Multi-level car parking as part of residential apartments to cater the needs of residents only

### 5.2 Permissible Uses/ Activities under Special Circumstances

- i. No commercial activity of whatsoever nature shall be allowed in residential land use zone in Planning Zone A and Planning Zone B if the road width is less than 12.5 m.
- ii. The ancillary usage shall be permitted in residential land use zone upto 20% or 50 sqm, whichever is lower, provided the width of road is more than 12.5 m.
- iii. In Planning Zone B, the ancillary use may be permitted as the main use in residential land use zone if the site size is more than 1000 sqm having frontage of 20 m and if the width of road is 18 m or more.
- iv. When service apartments are permitted, fee under section 18 of KTCP Act, 1961 for commercial use shall be levied.
- v. Ancillary land uses permissible under Special Circumstances- C3, T3, PSP-3, subject to space standards as per Table 25. For ancillary uses permissible under special circumstances, the Authority would be required to invite objections through publication in two local daily newspaper (atleast one in Kannada) with a notice period of fifteen days. The expenses related to publication shall be borne by the applicant.
- vi. Table 5 provides the details of Permissible Land use in Residential Land Use Zone in Planning Zone A and B

**Table 5: Permissible Uses/ Activities in Residential Land Use in Planning Zone A and B**

Road Width (m)	Permissible Uses/ Activities
Less than 9.5 m	R, PSP-1
9.5 and below 12.5	R, I-1, PSP-1,T-1
12.5 and below 15.5	R,C-2,I-1, PSP-2,T-2
15.5 and below 18.5	R, (C-3, PSP-3, T-3 and I-2 subject to space standards)
18.5 and below 24.5	R, C-3, I-2, PSP-3,T-3
24.5 and above	R, C-3, I-2, PSP-3,T-3

### 5.3 FAR and Ground Coverage

- i. Sites above 20000 sqm shall be governed by regulations for Residential Land Sub-division/ Layout or Residential Development Plan.
- ii. Setbacks shall be in accordance with Table 1 or Table 2 depending on the height of proposed building and the site size and the building line.
- iii. If the road width is lower than the road width for a particular site size, the FAR of the lower road width shall be applicable. If the site is located on road width of higher configuration, the FAR for prescribed site area shall be applicable.
- iv. If the road width is below 9.5 m, then the maximum height is restricted to 9.5 m or Stilt+2/ GF +1 floors irrespective of the FAR permissible. If the road width is 9.5 m and below 12.5 m, the maximum permissible height shall be 12.5 m or Stilt+3 or GF+2 floors for site size upto 240 sqm and below 15 m height or Stilt+4 or GF+3 floors for site size above 240 sqm and upto 360 sqm.
- v. For plots/sites above 2000 sqm, a minimum of 10% of the plot/ site area shall be earmarked for open space/ play area, which shall be handed over to the RWA for maintenance. The minimum size of such open space shall not be less than 200 sqm with a minimum width of 10 m. For plots admeasuring 10000 sqm or more shall mandatorily provide 5% of total land towards civic amenities, which shall be relinquished in favour of the Authority.
- vi. Multi dwelling units (Apartments) shall be allowed only on site sizes of above 360 sqm in the Planning Zone A and on sites above 500 sqm in the Planning Zone B. In both cases, the road width shall be 12.50 m and above.
- vii. The FAR and Ground Coverage in Residential Land Use Zone up to 20,000 sqm plot size is given in the following Table 6 and Table 7 for Planning Zone A and Planning Zone B respectively.

**Table 6: FAR and Ground Coverage for Plots/ Sites up to 20000 sqm for Planning Zone A**

Sl.No.	Plot/ Site Size (sqm)	Maximum Ground Coverage	FAR			Road Width (m)
			Base	Allowable against TDR/ any other Rules	Total Maximum allowable	
1	Up to 60	Up to 75 %	1.50		1.50	Below 6
2	Above 60 & Up to 120	Up to 75 %	1.50		1.50	6 and below 9.5
3	Above 120 & Up to 240	Up to 70 %	1.50		1.50	9.5 and below 12.5
4	Above 240 & Up to 360	Up to 70 %	1.50		1.50	12.5 and below 15.5
5	Above 360 & up to 750	Up to 65 %	1.80	0.45	2.25	15.5 and below 18.5
6	Above 750 & up to 2000	Up to 60 %	1.80	0.60	2.40	18.5 and below 24.5
7	Above 2000 & up to 4000	Up to 50 %	1.80	0.70	2.50	24.5 and below 30.5
8	Above 4000 & up to 20000	Up to 40 %	1.80	0.90	2.70	30.5 and above

**Table 7: FAR and Ground Coverage for Plots/ Sites up to 20000 sqm for Planning Zone B**

Sl.No.	Plot/ Site size (sqm)	Maximum Ground Coverage	FAR			Road Width (m)
			Base	Allowable against any other Rules	Total Maximum allowable	
1	Up to 60	Up to 75 %	1.50	-	1.50	Below 6
2	Above 60 & Up to 120	Up to 75 %	1.50		1.50	6 and below 9.5
3	Above 120 & Up to 240	Up to 70 %	1.80		1.80	9.5 and below 12.5
4	Above 240 & Up to 360	Up to 70 %	1.80		1.80	12.5 and below 15.5
5	Above 360 & up to 750	Up to 65 %	2.00	0.40	2.40	15.5 and below 18.5
6	Above 750 & up to 2000	Up to 60 %	2.00	0.70	2.70	18.5 and below 24.5
7	Above 2000 & up to 4000	Up to 50 %	2.00	1.00	3.00	24.5 and below 30.5
8	Above 4000 & up to 20000	Up to 40 %	2.00	1.20	3.20	30.5 and above

#### 5.4 Approval of Single Plot for Residential Purpose

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

- i. The land in question shall be converted for residential purpose.
- ii. The land shall have access from public road and land use shall be in accordance with the proposals of RMP 2031.
- iii. The Authority shall collect fees and charges prescribed by the Government from time to time.
- iv. If any roads proposed in the Master Plan is passing through the land in question, it shall be incorporated in the Plan and the land shall be handed over to the Authority free of cost,



- v. In case owner of any land who has obtained approval for single plot decides to subdivide his plot at a later stage, he shall obtain approval of layout from the Authority treating it as sub-division of land and the norms applies accordingly as prescribed in the ZR.

## **5.5 Sub-Division Regulations for Residential Layouts**

### **5.5.1 Minimum Area for Approval of Layout**

The minimum area for the approval of a layout shall not be less than 2 Ha in Planning Zones A and B and 4 Ha in the areas earmarked as Special Development Zones (SDZ) in RMP 2031 provided that

- i. If a single owner does not possess the entire 2 Ha/ 4 Ha as the case may be, a group of owners may jointly apply to the Authority.
- ii. In case of areas adjoining to the approved layouts wherein 100% sites are released or partly released, minimum extent of 2 Ha/ 4 Ha may be relaxed by the Authority if the owner/applicant of the land seeking approval of the layout plan for the extension of the adjoining land is same
- iii. In case of Government Schemes for EWS, the minimum extent may be relaxed by the Authority but shall not be less than 0.50 Ha in any case.
- iv. In case of already land locked where the amalgamation/ pooling is not at all possible due to existing developments all around and/ or other non-residential land-use in the adjoining land, the Authority may consider lesser area after considering the necessary integration with the surrounding approved layouts and fulfillment of reservation of minimum area requirements for open spaces and parks.

### **5.5.2 Minimum Width of Public Road/ Street**

The land proposed for developing layout shall have an access from an existing public road of not less than 12 m in width and 15 m in case of Special Development Zones. In case access from 12 m/ 15m, as the case may be, wide road is not available directly to the land proposed for layout, the applicant shall be required to ensure access to the land with a minimum road width as specified above connecting to the existing road through procurement of land from the land owners of the adjoining land parcels and such road shall be handed over to the Authority free of cost and free of encumbrances and such road shall be designated as public road.



### **5.5.3 Road widths within the Layout**

The minimum width of road shall not be less than 9 m and the road widths shall not be less than the site widths facing the respective road, whichever is higher, except for the government housing scheme for EWS layouts where the road width can be reduced to 7.5 m. While developing a land, if for any reason, the road has to be stopped without continuity, then a cul-de-sac with turn around area of 9 m radius at the end shall be provided.

A road, 12 m wide, around two sides of the proposed development, as may be insisted by Authority for providing access to existing/ future development adjacent/ behind the proposed development shall be provided by the applicant. Such road shall be built by the applicant at its own cost and handed over to the Authority free of cost and encumbrances.

### **5.5.4 Road Cross-Sections and Specifications**

In view of the requirements for integration of layouts/ development, all the roads to be constructed as part of the access road and/ or layout roads, the road cross sections shall be necessarily followed by the applicant as per the directions of the Authority.

### **5.5.5 EWS Housing**

The applicant shall be required to earmark 2.5% of the total plot area for EWS Housing under Government Schemes at single location, which shall be handed over to the Authority free of cost and free of encumbrance.

### **5.5.6 Area for Residential Development**

After earmarking 2.5% of the total land for EWS housing, apart from the provision for amenities and open spaces, the area for residential development shall be up to a maximum of 55 % of the balance land area. A maximum of 3% of the total area from out of permissible residential area may be earmarked for commercial use in one block for layouts upto 2 Ha and additional commercial block for areas above 2 Ha or part thereof, subject to the fulfillment of minimum road width requirements for commercial use as defined in Section 5.2 above. In case of layouts having area more than 10 Ha, commercial use upto 5% of the total land out of maximum 55% of the balance land area may be permitted in one or two blocks subject to the fulfillment of minimum road width requirements for commercial use as defined in Section 5.2 above.



### **5.5.7 Parks / Open spaces and Playgrounds**

- i. Parks / Open spaces and Playgrounds shall not be less than **15 %** of the balance land area after earmarking land for EWS housing. This shall be relinquished to the Authority (free of cost and free of encumbrance) and if required, the authority may handover the area for maintenance to the Resident's Welfare Association. If the land is not maintained up to the satisfaction of the Authority, it shall be resumed back by the authority.
- ii. Areas covered under lakes/streams including the applicable buffers thereof or as part of any other mandatory buffer of Eco sensitive zones as per the provisions in these zoning regulations may be shown as park in the layout plan and shall be considered as part of mandatory 15% parks and open spaces.

### **5.5.8 Civic amenities and Roads**

- i. After making provision for Parks and roads in the layout, the remaining portion of 45% of the balance area of land shall be earmarked for civic amenity site only subject to a minimum of 5%. Such CA site shall be relinquished to BDA free of cost and free of encumbrance.
- ii. In all layouts, adequate extent of land shall be earmarked for provision/installation of utilities/ facilities like transformer, sewage treatment plant, overhead water tank, bus bay/shelter, SWM, Police post, nursery school,etc as may be directed by the Authority or as per the requirements laid down by different agencies responsible for provision of utilities. This area may be taken into calculation under Civic Amenities.
- iii. CA sites owned by Bangalore Development Authority (BDA) could be used for any purpose as per the provisions of Zoning Regulations of the Revised Master Plan-2031. But, such use shall be based on the need of locality and provisions of the Act

### **5.5.9 Exemptions**

- i. When the residential layouts taken up by either Bangalore Development Authority (BDA) or Karnataka Housing Board (KHB) or Karnataka Slum Clearance Board (KSCB), then commercial uses may be allowed up to an extent of 5% of the permissible land to facilitate for neighborhood facilities.
- ii. If the major master plan roads is passing through the layout and the area under roads exceeds 45%, in such cases the reservation under parks, and civic amenity sites excluding requirements for public utilities may be relaxed. The area under such major Master Plan Roads shall be relinquished to BDA free of cost and free of encumbrance.



## 5.6 Regulations for Residential Development Plan

### 5.6.1 Minimum Area for Approval of Development Plan

The minimum area for the approval of a Residential Development Plan not be less than 2 Ha in Planning Zones A and B and 4 Ha in the areas earmarked as Special Development Zones in RMP 2031 provided that

- i. if a single owner does not possess the entire 2 Ha/ 4 Ha as the case may be, a group of owners may jointly apply to the Authority.
- ii. in case of areas adjoining to the approved Development Plan, minimum extent of 2 Ha/ 4 Ha may be relaxed by the Authority if the owner/applicant of the land seeking approval of the development plan for the extension of the adjoining land is same.
- iii. in case of Government Schemes for EWS, the minimum extent may be relaxed by the Authority but shall not be less than 0.50 Ha in any case.

### 5.6.2 Minimum Width of Public Road/ Street

The land proposed for the residential development plan shall have an access from an existing public road of 12 m wide in case of areas other than SDZ or 15 m wide in case of SDZs. In case access from 12/ 15 m wide existing public road is not available directly to the land proposed for Development Plan, the applicant shall be required to ensure access to the land with a minimum road width of 12 m in case of areas other than SDZ and 15 m in case of SDZ connecting to the existing road through procurement of land from the land owners of the adjoining land parcels and such road shall be handed over to the Authority free of cost and free of encumbrances and such road shall be designated as public road.

### 5.6.3 Road widths within the Development Plan

The minimum width of drive-way/ internal circulation shall not be less than 9 m, except for the EWS development plan where the drive-way/ internal circulation can be reduced to 7.5 m. While developing a land, if for any reason, the road has to be stopped without continuity, then a cul-de-sac with turn around area of 9 m radius at the end shall be provided.

A road, 12 m wide in case of areas other than SDZ or 15 m wide in case of SDZs, around two sides of the proposed development, as may be insisted by Authority for providing access to existing/ future development adjacent/ behind the proposed development shall be provided by the applicant. Such road shall be built by the applicant at its own cost and handed over to the Authority free of cost and encumbrances.



#### **5.6.4 Road Cross-Sections and Specifications**

In view of the requirements for integration of layouts/ development plans, all the roads to be constructed as part of the access road and/ or Development Plan roads, the road cross sections shall be necessarily followed by the applicant as per the directions of the Authority.

#### **5.6.5 Permissible Commercial in Residential Development Plan**

A maximum of 1% of the total built-up area from out of permissible residential built-up area may be earmarked for commercial use subject to the fulfillment of minimum road width requirements for commercial use as defined in Section 5.2 above. The activities permitted in such commercial use are primarily meant for the residents/ residents of neighbouring areas and the size of each such shops/ unit shall not exceed 50 sqm. When the development plans are proposed / taken up by either Bangalore Development Authority (BDA) or Karnataka Housing Board (KHB) or Karnataka Slum Clearance Board (KSCB), then commercial uses may be allowed up to an extent of 2% of the total built-up area to facilitate for neighborhood facilities. The parking norms for commercial component shall be applicable for commercial development permissible in the Residential DP.

#### **5.6.6 Parks / Open spaces and Playgrounds**

- i. Minimum 10 % and 15% of the land shall be reserved for Park & Open space for the Development Plans in the areas other than the SDZs and SDZs respectively. The open space (park) shall be relinquished to the authority free of cost and the same shall be handed over to the local residents association (registered) for maintenance, which shall maintain the open spaces to the satisfaction of the Authority.
- ii. Areas covered under lakes/streams including the applicable buffers thereof or as part of any other mandatory buffer of Eco sensitive zones as per the provisions in these zoning regulations may be shown as park in the layout plan and shall be considered as part of mandatory 10% or 15% parks and open spaces, as the case may be.

#### **5.6.7 EWS Housing, Civic amenities and Roads**

- i. The applicant shall be required to make mandatory provision of 15% of the total number of units for EWS Housing (DU area upto 30 sqm) or 5% of the built-up area counted towards FAR, whichever is higher.
- ii. The built-up area provided for EWS Housing shall not be counted towards the permissible FAR but will not be exempted from the Ground Coverage.
- iii. In case applicant does not intent to construct EWS housing on his own, the applicant would be required to earmark 5% of the total site area at single location within the



overall DP with exclusive access to such land parcel and handover to the Authority free of cost and encumbrances for the construction of EWS Housing under Government Scheme.

- iv. In such cases FAR applicable on land transferred to the Authority for EWS Housing would be available to the applicant on the balance portion of the land.
- v. The applicant shall be required to clearly specify the selection of option for EWS Housing at the time of application. The land received by the Authority as part of the DP for EWS Housing shall be used only for the purpose and a separate record of such land bank shall be maintained by the Authority.
- vi. The allotment of such built housing (either through the developer or the Authority) shall be made through the applications invited by the Authority for EWS Housing. The cost of EWS Housing including the cost of infrastructure development shall be fixed by the Authority without accounting for the land cost.
- vii. In case Developer built EWS housing, the cost against the EWS housing and infrastructure fixed by the Authority, shall be directly collected by the Developer from the beneficiaries finalized by the Authority through the applications invited. The beneficiaries allotted EWS Housing shall not be allowed to sell the allotted DU for a minimum period of 7 years.
- viii. A minimum 5 % of total plot area shall be provided for Civic amenities and shall be handed over to the Authority and shall be located on a public road with a minimum road width of 12 m within the DP.
- ix. The land requirements for installation of utilities like transformer, sewage treatment plant, overhead water tank, SWM, etc shall be provided as per the norms and requirements of BWSSB/ KPTCL/ BBMP/ KSPCB etc.

#### **5.6.8 Exemptions**

In case any Master Plan road of 12m and above width is passing through the land under preparation of DP, the FAR applicable for the area surrendered under Master Plan Road can be utilized in the balance land subject to fulfillment of other regulations. The area under such Master Plan Roads shall be relinquished to BDA free of cost and free of encumbrance and the road shall be treated as Public Road.

#### **5.6.9 FAR and Ground Coverage for Development Plans**

The FAR for the Development Plans for areas other than SDZ's and areas under SDZ's are given in Table 8 and Table 9 respectively. The FAR shall be calculated on the total land area after deducting the 5% area for Civic amenity sites. The Ground Coverage shall be calculated after deducting the area for civic amenities, the Master Plan Road, if any, and the land for EWS Housing in case Developer choose option of transferring land for EWS Housing.



**Table 8: FAR & Ground coverage for Residential Development Plan on a site area over 20,000 sqm for Areas other than SDZ's**

Road Width (m)	Maximum Ground Coverage	FAR			Set back and Height
		Base	Allowable against TDR/ any other Rules	Total Maximum allowable	
12 and below 18.5	50%	2.00	0.40	2.40	As per Setback Table 1 and Table 2 and clearances from the Airport and Fire Department
18.5 and below 24.5	45%	2.00	0.70	2.70	
24.5 and below 30.5	40%	2.00	1.00	3.00	
30.5 and above	35%	2.00	1.20	3.20	

**Table 9: FAR & Ground coverage for Residential development plan on a site area over 40,000 sqm for SDZ's**

Road Width (m)	Maximum Ground Coverage	FAR			Set back and Height
		Base	Allowable against TDR/ any other Rules	Total Maximum allowable	
15 and below 18.5	50%	2.25	0.50	2.75	As per Setback Table 1 and Table 2 and clearances from the Airport and Fire Department
18.5 and below 24.5	45%	2.25	0.75	3.00	
24.5 and below 30.5	40%	2.25	1.00	3.25	
30.5 m and above	35%	2.25	1.25	3.50	



## 5.7 Development Plan for Mixed Type of Residential Development

- i. The proposal for residential projects with a mix of plotted and group housing development shall be permissible as part of Layout/ Sub-division. Under these types of layouts, the larger parcel could be sub-divided into various blocks and plots.
- ii. The FARs and Ground Coverage for the sites carved out for plotted development and group housing shall be applicable as per the site size and related regulations.
- iii. In case of blocks for plotted developments, row housing, semi-detached and detached housing shall be permissible.
- iv. In case of Row and Semi-detached Housing, the front and rear setbacks shall be governed as per Table-2.
- v. The side set-backs in case of Row Housing shall not be applicable, whereas in case of semi-detached houses, the norms applicable for the side setback for a particular site size shall be applicable on one side only. The maximum height in such cases for plotted development shall be limited to 10 m only.
- vi. The provisions with regard to EWS Housing, Parks and Civic Amenities in such cases shall be as per the provisions of Sub-Division Regulations. The Group Housing Sites shall be treated as independent sites.
- vii. The EWS Housing Sites, roads, parks and CA sites shall be handed over to the Authority free of cost and free from all encumbrances.

## 5.8 Compliance to Layout/ Sub-division or Development Plan

Compliance to Approved Layout Plan shall be as per the provisions of Sub-Section (2) of Section 17 of the KTCP Act.

## 5.9 Parking

The parking norms for all types of residential development are covered in Table-4.



## 6 NON-RESIDENTIAL LAND USE ZONE REGULATIONS

This section of the zoning regulations covers the regulations applicable for all land uses other than the residential land use covering aspects related to permitted activities, permissible activities, FAR and Ground Coverage and other specific provisions related to a particular land use.

### 6.1 Commercial Land Use Zone Regulations

#### 6.1.1 Permitted Uses/ Activities

The Commercial Land Use Zone has been further divided into five (5) categories and the uses/ activities permitted under each of these categories are given in Table 10.

**Table 10: Uses/ Activities Permitted under different Commercial Categories**

Category	Uses/ Activities Permitted
<b>Commercial - 1</b>	
1	Petty shops, Newspaper, stationery and milk booth, vulcanizing shops
2	Tutorial centers not exceeding 50 sqm
3	STD/ FAX/internet centre/ ATM centers
4	Hair dressing and beauty parlours
5	Offices/ clinics belonging to "Professional services" category and self-owned not exceeding 50 sqm or 20% of the total built-up area, whichever is lower
6	Tailoring, dry cleaners
7	Bakery and sweetmeat shop
8	Pathological labs not exceeding 50 sqm
9	Power Looms of upto 2HP and Flour Mills upto 5HP
<b>Commercial - 2</b>	
1	All the Uses of C1
2	Eateries such as darshinis, tea stalls, and takeaways
3	Gyms/ yoga centres, Clinics
4	Retail shops including HOPCOMS & hardware shops
5	Banks, ATMS, insurance and consulting and business offices



<b>Category</b>	<b>Uses/ Activities Permitted</b>
6	Mutton and poultry stalls, cold storages
7	Job typing/ computer training institutes, cyber café, internet browsing
8	Uses for small repair centers- electronic, mechanical , automobile, etc
9	Photo Studio
10	Nursing homes and poly clinics/ dispensaries /labs subject to minimum 300 sqm site size and NOC from pollution control board after adequate parking facility is provided (as per Table-25).
11	Fuel stations and pumps, LPG storage (as per Table-25)
<b>Commercial - 3</b>	
1	All uses of C1 & C2 are permitted
2	Commercial and corporate offices
3	Retail Shopping complexes/ Departmental Stores/ Large Show Rooms
4	Restaurants and Hotels
6	Convention centers and banquet halls
7	Financial institutions
8	Cinema and multiplexes
9	Places of assembly run on commercial basis including exhibitions centers, stadiums, sports complexes, social/ recreational clubs
10	Entertainment and amusement centres
11	Hospitals and specialty hospitals including Pathology Labs, Scanning Centres
12	Automobile repair and garage centers , spares and stores
13	Education Coaching Centres
14	Gas Retail Outlets
15	Power Looms and Flour Mills upto 10 HP
16	Kalyana mantaps and Social Clubs and amenities as per space standards (as per Table-25)
<b>Commercial - 4</b>	
1	All uses of C1, C2 and C3 are permitted
2	Sale of second hand junk goods , junk yards
3	Warehouses and storage areas for goods
4	Whole sale and trading



<b>Category</b>	<b>Uses/ Activities Permitted</b>
5	Flour Mills upto 20 HP
<b>Commercial - 5</b>	
1	All uses of C1, C2, C3 and C4 are permitted
2	Wholesale and warehouses -business
3	Agro Mandis
4	Heavy goods markets

**Note:**

- a. Uses similar to those mentioned above may be permitted in the respective category of this Zone by the Authority
- b. Uses permitted in all the above categories are subject to space standard and road width as Specification in Table 25.
- c. The Floor Area for each of the sub category in C1 in a building shall not be more than 25 sqm except where specified.

#### **6.1.2 Permissible Uses/ Activities under Special Circumstances**

The uses/ activities of other land use categories permissible in the commercial zone as per the road width are given in Table 11 below.

**Table 11: Permissible Uses/ Activities in Commercial Land Use in Planning Zone A and B**

<b>Road Width in (m)</b>	<b>Permissible Uses/ Activities</b>
Below 9.5	R,C-2*,I-1, PSP-1,T-1
9.5 and below 12.5	R,C-2*, I-1, PSP-2,T-2*
12.5 and below 18.5	R,C-3*,I-2*, PSP-3*,T-2
18.5 and below 24.5	R,C-3,I-3, PSP-3,T-3*
24.5 and above	R,C-5,I-3, PSP-4,T-4

\*-Subject to space standards given in Table-25

#### **6.1.3 FAR and Ground Coverage**

The regulations for commercial land use zones shall be governed as per the following provisions.



- i. The FARs and Ground Coverage norms in case of commercial use permissible in any other land use zone except PSP and Transport and Communication Zone shall be governed as per the applicable FARs, Ground Coverage and other regulations for the commercial use subject to space standards given in Table 25.
- ii. For plots/ sites admeasuring more than 12000 sqm, the provisions of non-residential layout/ development plan shall be applicable.
- iii. For Plots/ sites above 2000 sqm, the 10% of the total area shall be earmarked for open spaces. The Ground Coverage in such plots shall be considered after deducting 10% whereas the FAR shall be applicable on the total land area.
- iv. The maximum depth for the linear commercial land use earmarked in the RMP-2031 is one property depth as per the following provisions:
  - (a) For roads upto 30 m, One property depth shall be considered only upto a maximum of 2 times the adjoining road width subject to, (i) single ownership provided that the frontage of such plot is atleast 40% the depth of the plot, and (ii) the site depth of a single site in the approved layouts.
  - (b) For roads above 30 m, the property depth shall be considered only upto a maximum of 2.5 times the adjoining road width subject to (i) single ownership provided that the frontage of such plot is atleast 40% the depth of the plot, and (ii) the plot depth of a single plot in the approved layouts.
  - (c) However, in case of sub divided layout, two property depth (if they are amalgamated) may be considered, subject to the condition that entry and exit are provided from the road on which commercial strip is earmarked in RMP 2031 and the frontage of amalgamated plot is minimum of 12 m, so that the residential area on the rear side is insulated from the effects of commercial activity. The ratio of depth of plot to the width of such amalgamated plot shall not exceed 2.5.
  - (d) 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 shall be final.
- v. Setbacks need not be insisted except on the front side up to a plot size of 150 sqm, and for plots ranging between 150 sqm to 500 sqm, no setbacks on rear and side shall be insisted in the core area of Bengaluru comprising of Petta area such as Chickpet, Cubbonpet, Cotton pet and parts of Shivajinagar around the Russell Market area as demarcated in the RMP-2031 as Redevelopment Area in Planning District-1. In all other cases setbacks shall be in accordance with Table 1 or Table 2 depending on the height of the proposed building. The Ground coverage can be allowed up to a maximum of 75% in the areas referred here.
- vi. Buildings with a floor area not exceeding 100 sqm are exempted from providing car parking in the areas referred in point-v above. However, equivalent parking fee shall be levied as determined by the BBMP from time to time. Parking fee shall



be credited to a separate head of account and it shall be used for providing parking facilities. The Parking for buildings with floor area above 100 sqm in the areas referred in point-v above and all buildings in all other areas shall be applicable as per Table 4.

- vii. Parking provisions shall be as per the norms applicable for the commercial use and the activity as per Table 4.
- viii. For plots upto 12000 sqm, the FAR and Ground Coverage for Commercial Land Use including the linear commercial land use earmarked in the RMP-2031 permissible upto one property depth shall be governed as per the provisions defined hereunder for Planning Zone A and Planning Zone B in Table 12 and Table 13 respectively.

**Table 12: FAR and Ground Coverage for Commercial in Planning Zone A (up to 12000 sqm)**

Road width (m)	Maximum Ground Coverage	FAR		
		Base	Allowable against TDR/ any other Rules	Total Maximum allowable
Below 9.5	60%	1.20		1.20
9.5 and below 12.5	60%	1.20		1.20
12.5 and below 18.5	50%	1.50	0.50	2.00
18.5 and below 24.5	50%	1.50	0.60	2.10
24.5 and below 30.5	40%	1.50	0.75	2.25
30.5 and above	40%	1.50	0.90	2.40

**Table 13: FAR and Ground Coverage for Commercial in Planning Zone B (up to 12000 sqm)**

Road width (m)	Maximum Ground Coverage	FAR		
		Base	Allowable against TDR/ any other Rules	Total Maximum allowable
Below 9.5	60%	1.50		1.50
9.5 and below 12.5	60%	1.50		1.50
12.5 and below 18.5	50%	2.00	0.60	2.60
18.5 and below 24.5	50%	2.00	0.80	2.80
24.5 and below 30.5	40%	2.00	1.00	3.00
30.5 and above	40%	2.00	1.20	3.20



## 6.2 Industrial Land Use Zone Regulations

### 6.2.1 Permitted Uses/ Activities

The Industrial Land Use Zone has been further divided into five (5) categories and the uses/ activities permitted under each of these categories are given in Table-14

**Table 14: Uses/ Activities Permitted under different Industrial Categories**

Category	Type of Industry	Activities/ Remarks
I-1	Household industries	<ul style="list-style-type: none"><li>Illustrative list as in Table-15</li><li>Uses are permitted subject to condition that the zone permits the extent of area and the power consumption does not exceed 5 KW. Power required for air conditioners, lifts &amp; computers shall be excluded while calculating the Kw above.</li></ul>
I-2	Service industries	<ul style="list-style-type: none"><li>All uses of I-1 are permitted</li><li>R&amp;D Labs, Test Centres, IT BT, BPO activities</li><li>Film City/ Studio</li></ul>
I-3	Light Industries	<ul style="list-style-type: none"><li>All uses of I-1 and I-2 are permitted</li><li>All light industries</li><li>LPG Storage</li></ul>
I-4	Medium Industries	<ul style="list-style-type: none"><li>All uses of I-1, I-2 &amp; I-3 included</li><li>All medium industries</li><li>Gas Godown, Warehousing, loading and unloading platforms, Gasoline/ Petroleum Storage</li></ul>
I-5	Heavy Industries	<ul style="list-style-type: none"><li>All uses of I-1, I-2, I-3 and I-4 are permitted.</li><li>All heavy industries.</li><li>Hazardous industries and heavy manufacturing industries, Pharmaceutical industries.</li></ul>

**Note:**

- Categorisation of light industries, medium industries and heavy industries shall be as defined by Department of Industries and Commerce.
- 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
- Uses permitted in all the above categories are subject to space standard and road width as specified in Table 25.
- Uses permitted in I-3 to I-5 categories are subject to environmental clearances.

**Table 15: Illustrative list of Household Industries**

<b>Classification</b>	<b>Industrial Activities</b>
<b>1) Food products</b>	Preparation of bakery products & confectionaries, Candies, sweets, ice & ice creams, Biscuit making, huller and flour mills, Aerated water and food beverages, Supari and masala grinding, Coffee powder packing, milk and dairy products, Juice crushers and processing or such similar nature of activities.
<b>2) Textile products</b>	Embroidery works, handloom and power looms, Hosiery, netted garments, crepe, cotton and silk printing, tailoring of apparels, bedding material, textile bags, mosquito nets or such similar nature of activities.
<b>3) Wood products and carpentry</b>	Manufacture of wooden furniture, fixtures, toys, mirrors & photo frames, Bamboo and cane furniture works, Repair and sale of wood junk and such similar nature of activities.
<b>4) Paper products and printing</b>	Manufacturing of cartons for packing, Printing, publishing, book binding, engraving , etching, Making of stationery - post cards, mathematical items, block/ model making or such similar nature of activities.
<b>5) Tobacco and Agarbathis</b>	Rolling of Beedis, Agarbathis and packing or such similar nature of activities.
<b>6) Leather products</b>	Manufacture and repair of finished leather goods, shoes, Upholstery, suitcases or such similar nature of activities.
<b>7) Rubber and plastic products</b>	Re-treading, recapping and vulcanizing, toy making, Rubber/polymer stamp, brush making, conduit pipes fabrication, buckets and household plastic products, manufacturing of rubber balloons, hand gloves or such similar nature of activities.
<b>8) Metal works</b>	Storage of Metal commodities, Painting and finishing works, Fabrication and welding works, soldering, Toy making, electro plating, mica plating, Engraving, steel ware products and metal works, Metal polishing, general machine jobs, Blacksmith, cutlery, door and window fittings, Aluminium and copper wire drawing and winding, Padlocks and pressed locks, button clips, Precision instruments of all kinds, screws, bolts, nuts, pulleys and gears, oil stove, pressure lamps, hand tools, repair works such as cabinets, furniture or such similar nature of activities.



Classification	Industrial Activities
<b>9) Electrical and Electronics goods</b>	Watch repairs, Storage of electronic components, Rewinding and re-furbishing works, assembly of computers, radio and TV repairing, electrical lamp fittings or such similar nature of activities.
<b>10) Transport equipment</b>	Servicing of automobiles- garages, storage of automobile parts, Painting and washing works, cycle parts and accessories or such similar nature of activities.
<b>11) Glass works</b>	Glass grinding, cutting and finishing, Etching and art works, Manufacture and repair of spectacles, Artificial Glass Jewellery works or such similar nature of activities.
<b>12) Job oriented Training activity</b>	Computer & IT training centres or such similar nature of activities.
<b>13) Other works such as</b>	Ornamental jewellery, gold and silver thread, Repair of kitchen related equipment, Porcelain wares, Medicines, wax polishing, & washing soaps, candles and wax products, Chalk, crayons, and artists colour, Musical instruments, Laundries, dry-cleaning, bleaching, dyeing, Umbrella assembly, Sports goods and repairs shops, medical instruments repair shops, Photo processing laboratories, Cement moulded products, Plaster of Paris, Repacking/ mixing of liquids, powder, pastes not involving hazardous materials or such similar nature of activities.

**Note:** Uses similar to those mentioned above may be permitted in the respective categories of this Zone by the Authority

#### **6.2.2 Permissible Uses/ Activities under Special Circumstances**

The industrial land use has been classified into the following two broad categories for the purpose of defining the regulations:

- i. Industrial - Hi-Tech (I-2) involving 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).
- ii. Industrial - Others (I-5) includes all other categories of industries excluding Industrial Hi-Tech



**Table 16: Permissible Uses/ Activities in Hi-tech Industrial Area and Other Industrial areas in Industrial Land Use Zone**

Road Width (m)	Permissible Activities for Hi-Tech Industrial Area (I-2)	Permissible Activities for Other Industrial Area (I-5)
Below 12.5	R, C-1, PSP-1,T1	R, C-1,PSP-1, T1
12.5 and below 18.5	R, C-2, PSP-2, T-2	R, C-2, PSP-2,T-2
18.5 and below 24.5	R, C-3*, PSP-3,T-2	R, C-4, PSP-3,T-3
24.5 and above	R, C-3, PSP-3,T-3	R,C-5, PSP-4,T-4

\* Subject to space standards

### 6.2.3 FAR and Ground Coverage

The Key regulations are:

- i. The regulations for Industrial- Hi-Tech shall be applicable for plot size upto 12000 sqm.
- ii. The FARs, Ground Coverage and other regulation like Set-back, Parking etc for Industrial Hi-Tech shall be governed as per the Regulations prescribed for Commercial Land Use as per the Planning Zone irrespective of the Land Use Zone subject to permissible uses as per the road widths and the space standards. The Base FAR for Hi-Tech Use will be 0.25 above the prescribed Base FAR for Commercial Use in the respective Planning Zone, however, the total maximum FAR shall remain the same.
- iii. In Industrial Use Zone, commercial use may be permitted as main use subject to road width and space standards.
- iv. For plot sizes above 12000 sqm for Industrial- Hi-Tech, the regulations for non-residential layouts/ non-residential DP shall be applicable.
- v. For Plots above 2000 sqm, the 10% of the total area shall be earmarked for open spaces.
- vi. No further Heavy Industries (I-5 Category), industries falling under Red Category as defined by CPCB and quarrying and mining activities shall be permitted within the BMA area.
- vii. In case of planned industrial areas, the ancillary uses up to a maximum of 10% could be allowed. However, if the area is exclusively planned for Hi-Tech Industrial Use, ancillary permissible uses as given in Table 16 are permissible to an extent of maximum 40% of the built-up area out of which up to 1% could be used for commercial activities. In case of areas planned as General Industrial Area, the plots/



blocks allotted for Hi-Tech Industries shall also be eligible for 40% of the built-up area for ancillary use and the regulations applicable for Hi-Tech Industries.

- vii. The FAR, Ground Coverage and Set-backs for different plot ranges along with the requirements for minimum frontage and the road width for Industries other than Hi-Tech Industries shall be as given in Table 17.

**Table 17: Setbacks and Coverage for Industrial Buildings**

Sl No .	Extent of the Plot in sqm	Min. Frontage (m)	Ground Coverage	Permissible FAR	Setback in meter			Road Width (m)
					Front	Rear	Side	
1	Upto 250	9		1.5	4.50	2.50	1.50	9
2	Above 250 Upto 500	12		1.5	4.50	3.00	3.00	12
3	Above 500 Upto 1000	15		1.75	4.50	4.50	4.50	15
4	Above 1000 Upto 2000	18		1.75	8.00	6.00	6.00	18
5	Above 2000 Upto 4000	24	55%	2.00	10.00	8.00	8.00	18
6	Above 4000 Upto 8000	30	55%	2.00	10.00	8.00	8.00	24
7	Above 8000	30	55%	2.25	10.00	8.00	8.00	24



#### 6.2.4 Regulations for Flatted Factories

The regulations for Flatted Factories shall be as given hereunder.

1	Minimum Plot Area	1000m <sup>2</sup>
2	Maximum Ground Coverage	40%
3	Maximum Allowable FAR	2.00
4	Minimum Setback (m)	Front-8.0 Side and Rear -6.0
5	Maximum Height of Building	15m

### 6.3 Public and Semi-Public Land Use Zone Regulations

#### 6.3.1 Permitted Uses/ Activities

- i. This Zone includes Government owned complexes and civic amenities and large infrastructure facilities of health, education, sports, cultural and social institutions. This shall also include district/ sub-district level offices, law courts, jails, police stations, institutional offices of public sector undertaking/ other semi-government/ quasi-government agencies , government 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.
- ii. The Public and Semi-Public Land Use Zone has been further divided into four (4) categories and the uses/ activities permitted under each of these categories are given in Table-18.

**Table 18: Uses/ Activities Permitted under different PSP Categories**

Sl. No.	Category	Uses/ Activities Permitted
1	PSP-1	<ol style="list-style-type: none"> <li>Sub offices of utilities and amenities up to 50 sqm</li> <li>Public Library</li> <li>Tot lots/Nursery, Crèches, Play Schools, Nursery Schools</li> <li>Public distribution system shops</li> </ol>
2	PSP-2	<ol style="list-style-type: none"> <li>All uses of PSP-1</li> <li>Police Stations, Post offices</li> <li>Primary School</li> <li>Telecommunication/ microwave towers subject to necessary clearances from appropriate Authorities</li> </ol>



Sl. No.	Category	Uses/ Activities Permitted
		5. Spastic Rehabilitation Centres, orphanages, Govt. dispensaries 6. Community Hall 7. Bill collection centres 8. Traffic and Transport related offices/ facilities 9. Exclusive places of worship, Dharmashala 10. Dhobi Ghat
3	PSP-3	1. All uses of PSP-1 and PSP-2 2. Hostels 3. Parks, play grounds, Maidans and stadiums (no area limit) 4. Nursing Homes and Hospitals 5. Middle schools, High schools, Secondary School, Integrated Residential Schools 6. Places of worship along with ancillary uses 7. Places of congregation 8. Research institutions 9. Government buildings, auditoriums, cultural complexes 10. Higher Educational Institutions, Colleges 11. Fire stations 12. Broadcasting and Transmission stations
4	PSP-4	1. All uses of PSP-I, PSP-2 and PSP-3 are permissible 2. Airport and ancillary uses 3. Meteorological Observations

**Note:**

1. Uses permitted in the above categories are subject to space standards and road width as specified in Table-25
2. Uses similar to those mentioned above may be permitted in the respective categories by the Authority

**6.3.2 Permissible Uses/ Activities under Special Circumstances**

The permissible uses/ activities in the PSP land use zone are as given in Table 19.

**Table 19: Permissible Uses/ Activities in PSP Land Use Zone in Planning Zone A and B**

Road Width in (m)	Permissible Uses/ Activities
Below 12.5	R*, PSP-1, T-1
12.5 and below 18.5	R*, C-2, PSP-3*, T-2
Above 18.0 and upto 24.0	R*, C-3*, PSP-3, T-3
Above 24.0	R*, C-3, PSP-4, T-3

\*-Subject to space standards and residential use limited to extent of staff quarters only.



### 6.3.3 FAR and Ground Coverage

- i. The regulations for PSP Plots shall be as given in Table 20.

**Table 20: FAR and Ground Coverage in Public and Semi-public Zone**

Sl.No.	Size of the Plot (sqm)	Maximum Ground Coverage	Maximum Allowable FAR
1	Up to 500	60%	1.50
2	Up to 1000	55%	1.75
3	Above 1000 up to 2000	50%	2.00
4	Above 2000	45%	2.25

- ii. In case, any private built property is included within the boundary of PSP use and if the owner can establish that the ownership of site vests with him/her, the land use adjoining the site shall be assigned to the site in question(to be decided by the Authority only).
- iii. Ancillary uses to the main use shall not exceed 20% of site area.
- iv. If the PSP zone is developed on the basis of sub-division/ development plan, the norms for non-residential layout/ development plan, excluding the Ground Coverage and FAR, which shall be applicable as per Table 20.

### 6.4 Public Utilities Land Use Zone Regulations

- i. Public utilities include water, sewerage, treatment plants, power, telecommunication installations, oil and gas pipelines, solid waste management facilities such as DWCC, land fill sites, etc.
- ii. The buffers required for accommodating the utilities such as Power including high tension lines, water pipelines, oil and gas pipelines and any other utilities shall be governed by technical standards specified by the concerned competent authority.
- iii. In case of new developments, these shall remain as non-buildable areas and reservations marked for the purpose intended. They may be considered for calculation of open spaces within the project area while approving development/layout/subdivision plans.
- iv. For electrical networks, KPTCL standards are required to be followed.
- v. Uses similar to those mentioned in point 1 may be permitted in this zone by the Authority.



## 6.5 Open Spaces Land Use Zone Regulations

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

### 6.5.1 Uses/ Activities Permitted

Parks/ Gardens, playgrounds, sports facilities including stadium, swimming pools, burial/cemeteries and crematoria are permitted under this category.

The Parking for these facilities shall be provided as per the provisions in Table 4. Up to 2% of the total land area with FAR of 0.50 and G+1 structure may be permitted for ancillary uses required to support the main activity such as eating joints/ restaurants, stalls, sheds for storage etc.

### 6.5.2 Use/ Activities permissible under special circumstance by the Authority

- i. Open air theatres, indoor recreational uses, dwelling for watch and ward, sports clubs, water front tourism development projects, libraries, milk booths, HOPCOMS, public toilets.
- ii. The ground coverage for such use shall not exceed 5% of the total area and shall not be more than G+1 floor, in any case with required parking facility.

### 6.5.3 Regulations for Eco-sensitive Zones and Water Bodies including Valley/ Streams

- i. Restrictions imposed by Competent Authorities are to be maintained as “buffers” for various eco-sensitive zones such as Arkavathi, TG Halli, Bannerghatta National Park/ Reserve Forests/ Protected Forests etc. Permissions in sensitive areas earmarked on the land use plan shall be considered only by the Planning Authority.
- ii. The buffer for Water bodies such as Lakes/Streams/ Drains shall be governed as per the NGT Order. In case of water bodies a 75 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.
- iii. The Streams have been categorized into 3 types namely Primary, Secondary and Tertiary as per the NGT Order. These drains will have a buffer of 50, 35 and 25 m (measured from the edge of the stream) respectively on either side. In case the buffer has not been marked due to cartographical error for any of the above types of drains, then based on the revenue records buffer and the existing ground situation



- shall be considered by the Authority in all such cases without referring the land use plan while according approval for building/development/ layout plan.
- iv. In addition, any other notifications or directions and applicable buffers which may be issued by the Competent Authority from time to time for such eco-sensitive areas shall become applicable.
  - v. In case of any amendment in the existing regulations of the Competent Authority resulting in reduction of the extent of buffer, the land use of the adjoining parcel of land will be the land use for such exempted land parcels.
  - vi. Within the demarcated buffers for the valley systems excluding the requirements of buffer as per NGT Judgement, the following uses are allowed:
    - (a) Sewerage Treatment Plants and Water treatment plants
    - (b) Roads, pathways, formation of drains, culverts, bridges, etc which will not obstruct the water course, run offs, channels.
  - vii. 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 sub-division regulations subject to fulfilling section 17 of KTCP Act, 1961 and Section 32 of BDA Act, 1976.
  - viii. Any land falling within the valley for which permission was accorded by the Authority or Government prior to the date of Notification, and then such permission shall be valid irrespective of the land use classification in the RMP 2031.

## **6.6 Transportation and Communication Land Use Zone Regulations**

Transportation zones are reserved for Transport and Transport related activities such as railway lines, railway yards, railway stations, railway workshops and sidings, metro lines and metro stations, roads, Road transport depots, bus stations and bus shelter parking areas, multi-modal interchanges, parking areas, truck terminals, airports and air stations, special warehousing, cargo terminals and transfer of cargo between different types of transport (rail, road, air), post offices, telegraph offices, telephone exchanges, television telecasting and radio broadcasting stations, micro-wave stations and offices in their own premises and residential quarters for watch and ward.

### **6.6.1 Permitted Uses/ Activities**

The Transportation and Communication Land Use Zone has been further divided into four (4) categories and the uses/ activities permitted under each of these categories are given in Table-21.



**Table 21: Uses/ Activities Permitted under different Transportation and Communication Categories**

<b>Sl. No.</b>	<b>Category</b>	<b>Uses/ Activities Permitted</b>
<b>1</b>	<b>T1</b>	1. Bus bays, Auto stands, Bus shelters, information kiosks 2. Metro Stations, Parking areas
<b>2</b>	<b>T2</b>	1. All uses of T1 are permitted 2. Transport offices 3. Multi-level car parking 4. Workshops and garages for two wheelers and LMV 5. Filling Stations, Service Stations 6. Automobile spares and services.
<b>3</b>	<b>T3</b>	1. All uses of T1 and T2 are permitted 2. Godowns 3. Loading and unloading platforms (with/without cold storage facility), weigh bridges 4. Integrated Bus terminals, Intermodal Changes 5. Workshop and garages for HMV 6. post offices, telegraph offices, telephone exchanges, television telecasting and radio broadcasting stations, micro-wave stations
<b>4</b>	<b>T4</b>	1. All uses of T1 T2 and T3 are permitted. 2. Ware houses, Storage depots 3. Truck terminals 4. Railway station, Yards, railway workshops, transport depots, airports and associated activities 5. Special warehousing, cargo terminals

**Note:**

- a) Uses similar to those mentioned above may be permitted in the respective category of this Zone by the Authority.
- b) Uses permitted in all the above categories are subject to space standards and road width as specified in Table- 25.
- c) Commercial, residential and other uses required to be developed for financially supporting the development of the transportation projects shall be permitted in case of such comprehensive proposals.



### 6.6.2 Permissible Uses/ Activities under Special Circumstances

- i. For the main land use category T4, the ancillary land uses permitted in the transportation and communication land use zone shall be limited to R (for staff only), PSP-2, C3 and I-3 subject to fulfilment of space standards and the road width requirements for various uses proposed.
- ii. Retail shops, restaurants and hotels, showrooms, offices, boarding and lodging houses, banking counters, indoor recreational uses, multiplexes, clubs, godowns, two wheeler parking and other conforming commercial activities that are ancillary to the main use, provided:
  - (a) Total area for such ancillary uses shall not exceed 45% of the permissible FAR of the project when taken up by the Central/State Government, Agencies and Public Undertakings and shall not exceed 20% of the total built-up area in other cases as part of comprehensive transportation proposal submitted by the Applicant.
  - (b) If the road width abutting the land is more than 12.5 m then I-2, U2 or C2 may be allowed as main land use or as independent land use.
- iii. When Multi Level Car Parking (MLCP) (above or below the ground level) 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 wherever applicable.
- iv. Station/ Transport Terminal boundaries shall be as defined by the Railways/ BMRCL/ concerned Authority.

### 6.6.3 FAR and Ground Coverage

The FAR and Ground Coverage in Transportation and Communication Zone shall be governed as per the following regulations:

**Table 22: FAR and Ground Coverage in Transportation and Communication Zone**

Sl. No	Size of the plot (sqm)	Ground Coverage	FAR
1	Up to 500	60%	1.00
2	Above 500 and up to 1000	55%	1.25
3	Above 1000 and up to 2000	50%	1.50

**Note:**

- i. Set-backs shall be applicable as per Table-2.
- ii. The FAR and Ground Coverage for any other ancillary use shall be governed as per the regulations for Transportation and Communication Zone only.



## 6.7 Agricultural Land Use Zone Regulations

The Agricultural Land Use Zone is the area outside the conurbation limit of RMP-2031 i.e. Planning Zone C.

### 6.7.1 Permitted Uses/ Activities

- i. Agro processing units using locally produced agriculture produce as raw materials.
- ii. Agriculture, Horticulture, Dairy, Piggeries and poultry farms, livestock rearing.
- iii. Playgrounds, parks and garden land
- iv. Sports Complexes, Stadiums
- v. Storage and sale of farm products
- vi. Religious, Education and Health Facilities
- vii. Housing Scheme for EWS by the government and old age home
- viii. Farm houses
- ix. Service and repair industries for farm machinery
- x. Public utilities such as solid waste landfills, water treatment plants, power plants, solar farms, wind mills.

### 6.7.2 Permissible Uses/ Activities under Special Circumstances

- i. Urban amenities such as burial grounds/ graveyards, education and health institutions (allowed only on the government lands, either by government or leased to private by the Government),
- ii. Cultural buildings, exhibition centres, Amusement Parks including water parks/ water sports, sports grounds, stadium, Golf Course
- iii. Brick Kilns
- iv. Slaughter house, Milk Chilling centres, Cold storage
- v. Transport related activity, Truck terminal, Government/ Public Sector Undertaking Godowns and Warehouses
- vi. Fuel stations and other highway amenities such as weigh bridges, check posts, toll gates, having access to major roads as per applicable norms and space standards
- vii. LPG Storage Godowns



### 6.7.3 Extent of Use

- i. For Housing Schemes for EWS by the government, Old Age Home and Education and Health Facilities, Public utilities, the regulations applicable within the conurbation limit shall be applicable.
- ii. 20 % of the site area of the land may be used for educational and health institutions and a building height of G+1 floor only shall be permitted. No Basement shall be permissible under such uses.
- iii. Farm houses and accessory not exceeding 100 sqm of plinth area within the plot area limitation of 1-2 Ha and 150 sqm of plinth area within the plot area of above 2 Ha, limited to G+ 1 floor or 7 m height.
- iv. Agro processing units, Storage and sale of farm products, Slaughter house, Milk Chilling centres, Cold storage, Transport related activity, Truck terminal, Government/ Public Sector Undertaking Godown and Warehouses, Service and repair industries for farm machinery, the maximum coverage shall be limited to an extent of 40%.
- v. 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 subject to a maximum of 5% of the land area and a building height of G+1 floor only.
- vi. For all other uses, 5% of the area of land may be permitted subject to a building height of G+1 floor only.
- vii. Setbacks as per Table 1 and Table 2.

### 6.7.4 Regulations for Gramathana and its Expansion

- i. Gramathana: means village settlement indicated in the revenue survey map (village map). For Gramathana and its expansion requirements for the natural growth of the village have been specifically demarcated with a boundary in the respective Planning District Maps. For the plots falling in the expansion areas, conversion, planning permission and building permission shall be obtained from the Competent Authorities.
- ii. The regulations applicable for these areas shall be:
  - (a) FAR : 1.0
  - (b) Maximum no of floors: G+1
  - (c) Setbacks: As per Table 1 and Table 2
  - (d) Ground Coverage: As per ground coverage applicable for the respective uses



## 6.8 Public and Semi-public (Unclassified)

- 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 zone and if the owner can establishes that the ownership of land/ site vests with him/her, the land use adjoining the land/ site shall be assigned to the land in question that shall be decided by the Authority Only.

## 6.9 Sub-Division Regulations for Non- Residential Layouts

Any layout other than the residential use including Commercial, Industrial, PSP and Transportation shall be governed as per the following regulations:

### 6.9.1 Minimum Area for Approval of Non-Residential Layout

- i. The minimum area for the approval of a layout shall not be less than 1.2 Ha in Planning Zones A and B and 2.4 Ha in the areas earmarked as Special Development Zones in RMP 2031 provided that
  - (a) if a single owner does not possess the entire 1.2 Ha/ 2.4 Ha as the case may be, a group of owners may jointly apply to the Authority.
  - (b) in case of areas adjoining to the developed/ approved layouts wherein 100% sites are released or partly released, minimum extent of 1.2 Ha/ 2.4 Ha may be relaxed by the Authority if the owner/applicant of the land seeking approval of the layout plan for the extension of the adjoining land is same

### 6.9.2 Minimum Width of Public Road/ Street

- i. The land proposed for developing non-residential layout shall have an access from an existing public road of not less than 18 m in width and 24 m in case of Special Development Zones.
- ii. In case access from 18 m/ 24m, as the case may be, wide road is not available directly to the land proposed for layout, the applicant shall be required to ensure access to the land with a minimum road width of 15 m connecting to the existing road through procurement of land from the land owners of the adjoining land parcels and handover the road to the Authority free of cost and free from any encumbrances. Such roads shall be notified as public roads.



### 6.9.3 Road widths within the Layout

- i. The minimum width of road shall not be less than 12.0 m. While developing a land, if for any reason, the road has to be stopped without continuity, then a cul-de-sac at the end of the road shall be provided based on the road width.
- ii. A road, 15 m wide, around two sides of the proposed development, as may be insisted by Authority for providing access to existing/ future development adjacent/ behind the proposed development shall be provided by the applicant. Such road shall be built by the applicant at its own cost and handed over to the Authority free of cost and encumbrances.

### 6.9.4 Road Cross-Sections and Specifications

- i. In view of the requirements for integration of layouts/ development, all the roads to be constructed as part of the access road and/ or layout roads, the road cross sections shall be necessarily followed by the applicant as per the directions of the Authority.
- ii. The road proposed for the layout shall mandatorily connect to adjoining layouts/ Development.

### 6.9.5 Parks, Amenities/ utilities and Parking

- i. The area earmarked for Parks / Open spaces shall not be less than **10 %** of the total land area. Areas covered under lakes/streams including the applicable buffers thereof or as part of any other mandatory buffer of Eco sensitive zones as per the provisions in these zoning regulations may be shown as park in the layout plan and shall be considered as part of mandatory parks and open spaces.
- ii. In all non-residential layouts, the applicant shall make necessary provision of land for installation of utilities like transformer, sewage treatment plant, overhead water tank, SWM, police post etc and other utilities.
- iii. In addition, minimum 5% of the total land area shall also be earmarked for public parking/ bus-stops/ bus bays/ bus parking/ parking for Intermediate Public Transport as per the directions of the Authority.
- iv. The areas earmarked for Parks, Utilities and Parking shall be relinquished to the Authority (free of cost and free of encumbrance) and if required, the authority may handover the area for maintenance to the User's welfare association. If these are misused or not maintained up to the satisfaction of the authority, it shall be resumed back by the Authority.



#### 6.9.6 Exemptions

- i. If the major master plan roads (more than 12 m) is passing through the layout and the area under parks and open spaces, amenities/ utilities, roads and parking together exceeds 50%, in such cases the reservation under parks, amenities and parking sites may be relaxed by the Authority. The area under such major Master Plan Roads shall be relinquished to BDA free of cost and free of encumbrances.
- ii. Parks and open spaces, Parking Areas and roads shall be handed over to Authority as per section 32 of BDA Act, 1976.

### 6.10 Regulations for Non- Residential Development Plans

#### 6.10.1 Minimum Area for Approval of Non-Residential Development Plans

The minimum area for the approval of a Non-Residential Development Plan shall not be less than 1.2 Ha in Planning Zones A and B and 2.4 Ha in the areas earmarked as Special Development Zones in RMP 2031 provided that

- (a) if a single owner does not possess the entire 1.2 Ha/ 2.4 Ha as the case may be, a group of owners may jointly apply to the Authority.
- (b) in case of areas adjoining to the approved Development Plan, minimum extent of 1.2 Ha/ 2.4 Ha may be relaxed by the Authority if the owner/applicant of the land seeking approval of the development plan for the extension of the adjoining land is same.

#### 6.10.2 Minimum Width of Public Road/ Street

The land proposed for the development plan shall have an access from an existing public road of not less than 18 m in width and 24 m in case of Special Development Zones. In case access from 18 m/ 24m, as the case may be, wide existing public road is not available directly to the land proposed for Development Plan, the applicant shall be required to ensure access to the land with a minimum road width of 15 m and 18 m in case of areas other than SDZ's and areas under SDZ's respectively connecting to the existing road through procurement of land from the land owners of the adjoining land parcels.

#### 6.10.3 Road widths within the Development Plan

- i. The minimum width of road within the DP shall not be less than 12 m. While developing a land, if for any reason, the road has to be stopped without continuity, then a cul-de-sac at the end shall be provided. Roads as shown in the Revised Master Plan 2031 shall be incorporated within Plan and shall be handed over to



the authority free of cost. The FAR for such land handed over to the Authority shall be utilized in the remaining piece of land.

- ii. A road, 15 m or 18 m wide for areas other than SDZ and areas under SDZs, around two sides of the proposed development, as may be insisted by Authority for providing access to existing/ future development adjacent/ behind the proposed development shall be provided by the applicant. Such road shall be built by the applicant at its own cost and handed over to the Authority free of cost and encumbrances.

#### **6.10.4 Road Cross-Sections and Specifications**

In view of the requirements for integration of layouts/ development plans, all the roads to be constructed as part of the access road and/ or Development Plan roads, the road cross sections shall be necessarily followed by the applicant as per the directions of the Authority.

#### **6.10.5 Area for Ancillary Uses**

Area for ancillary uses shall be permitted as per the regulations for a particular land use defined in regulations for specific land use.

#### **6.10.6 Parks / Open spaces and Playgrounds**

Minimum 10 % and 15% of the land shall be reserved for Park & Open space for the Development Plans in the areas other than the SDZs and SDZs respectively. The open space (park) shall be relinquished to the authority free of cost and the same shall be handed over to the Users association (registered) for maintenance, which shall maintain the open spaces to the satisfaction of the Authority. Areas covered under lakes/streams including the applicable buffers thereof or as part of any other mandatory buffer of Eco sensitive zones as per the provisions in these zoning regulations may be shown as park in the layout plan and shall be considered as part of mandatory 10% or 15% parks and open spaces, as the case may be.

#### **6.10.7 Parking, Amenities/ Utilities and Roads**

A minimum 2.5 % of total plot area shall be provided for utilities and 5% for common/ visitors parking and the owner or developer shall develop such utilities/ parking lots which finally shall be handed over to the concerned association for maintenance. The mode of such handing over shall be decided by the authority. The land earmarked for utilities shall be able to make adequate provisions for installation of utilities like transformer, sewage treatment plant, overhead water tank, SWM, police post etc. In case the areas earmarked for utilities is



less than 2.5%, the balance area of 2.5% of utility sites shall be earmarked for parking purposes only.

#### 6.10.8 Exemptions

The FAR applicable for the area surrendered under such Master Plan Road can be utilized in the balance land subject to fulfilment of other regulations like set-backs, fire, etc. The area under such major Master Plan Roads shall be relinquished to BDA free of cost and free of encumbrance.

#### 6.10.9 FAR and Ground Coverage for Non-residential Development Plans

The FAR for the Development Plans for areas other than SDZ's and areas under SDZ's are given in Table-23 and Table-24 respectively. The FAR shall be calculated on the total land area. The Ground Coverage shall be considered on the total area after deducting the area surrendered for Master Plan Road, if any.

**Table 23: FAR & Ground coverage for Non-residential development plan on a site area over 12,000 sqm for Areas other than SDZ's**

Road Width (m)	Maximum Ground Coverage	FAR			Set back and Height
		Base	Allowable against TDR/ any other Rules	Total Maximum allowable	
15 and up to 18	50%	2.00	0.40	2.40	As per Setback Table 1 and Table 2 and Fire Department and clearances from the Airport
Above 18 and up to 24	45%	2.00	0.80	2.80	
Above 24 and up to 30	40%	2.00	1.00	3.00	
Above 30	35%	2.00	1.20	3.20	



**Table 24: FAR & Ground coverage for Non-Residential development plan on a site area over 24,000 sqm for SDZ's**

Road Width (m)	Maximum Ground Coverage	FAR			Set back and Height
		Base	Allowable against TDR/ any other Rules	Total Maximum allowable	
18 and up to 24	45%	2.50	0.50	3.00	As per Setback Table 1 and Table 2 and Fire Department and clearances from the Airport Authority
Above 24 and up to 30	40%	2.50	0.75	3.25	
Above 30 and up to 36	35%	2.50	1.00	3.50	
Above 36	30%	2.50	1.50	4.00	

#### 6.10.10 Space Standards for Different Uses

The space standards for various key activities/ uses shall be as per Table 25.

**Table 25: Space Standards for Different Uses**

Sl. no	Common to all permissible zones	Minimum size of plot (sqm)	Minimum Road width (m)
A	<b>Socio-cultural Facilities</b>		
1	Public libraries	300	12 m
2	Community Hall	750	12 m
3	Social Clubs and amenities	1000	15 m
4	Places of congregation	1000	18 m
5	Kalyana Mantaps /Conference hall/ Multiplex/ Convention centres / Auditoriums/ Game Centres/ Sports Complex/ Mall	2000	24 m



Sl. no	Common to all permissible zones	Minimum size of plot (sqm)	Minimum Road width (m)
<b>B</b>	<b>Educational Facilities</b>		
1.	Primary and Middle School (1-5/ 1-8 Standard)	2000* (within BBMP) 4000* (Outside BBMP)	15 m
2.	High school (1-10 Standard)	4000*	18 m
3.	Integrated Secondary School (1-12 Standard)	10000*	18 m
4.	Integrated secondary residential school, college and higher educational institutions	20000*	24 m
<b>C</b>	<b>Health Facilities</b>		
1	Polyclinic/ Maternity Homes (upto 10 beds)	300	15 m
2	Nursing Homes (11-30 beds)	600	18 m
3	Nursing Homes/ Hospitals (31-50 beds)	2000	18 m
4	Speciality/ Multi-speciality Hospitals (More than 50 beds)	5000	24 m
5.	Teaching Hospitals/ Medical Colleges	As per MCI Norms	24 m
<b>D</b>	<b>Lodging Facilities</b>		
1	Service Apartments, Hostels	500	15 m
2	Hotels and lodges	500	18 m
3	Star hotels (up to 3 star)	2000	18 m
4	Star. Hotels (above 3 star)	6000	24 m
<b>E</b>	<b>Storage Facilities</b>		
1	LPG storages	750	15 m



<b>Sl. no</b>	<b>Common to all permissible zones</b>	<b>Minimum size of plot (sqm)</b>	<b>Minimum Road width (m)</b>
2	Petrol pumps / Fuel station	900	15 m
3	Cold storage, ice plant	2000	18 m
<b>F.</b>	<b>Transport Related Facilities</b>		
1	Automobile Workshop: a) 2-wheeler b) L.M.V C) H.M.V	250 400 750	12 m 15 m 18 m
2	Multi storey car parking	1000 (For Mechanised) 2000 (Ramp based)	12m (within BBMP) 15 m (outside BBMP)
3	Truck terminals / Transportation Hub	20000	24 m
<b>G.</b>	<b>Office and Commercial Complexes</b>		
1	Office and Commercial buildings in C3 and I-2	500-1000 Above 1000	18 m 24 m
2	R and D lab	2000	18 m
3	Uses in C4 and C5 (excluding C1,C2 and C3)	4000	24 m

\* - All the educational institutions must earmark atleast 10% of the total land area as play area



## 7 SPECIAL CATEGORY OF DEVELOPMENTS

This section of the zoning regulations covers the regulations for the Special category of developments including Redevelopment Areas, Integrated Townships, Integrated Development Plans (mix of residential and non-residential development) and Heritage Zones.

### 7.1 Redevelopment Areas

#### 7.1.1 Special Provisions for Area Redevelopment

- i. The areas identified and indicated in the respective PDs for Redevelopment, an additional base FAR of 0.50 shall be available within the limitation of total maximum allowable FAR subject to the following:
  - (a) If the Size of Redevelopment area is upto 5 Ha the minimum access road shall be 15 m (which can be made available through redevelopment) and connecting to a higher order Master Plan Road.
  - (b) If the Size of Redevelopment area is above 5 Ha, the minimum access road shall be 18 m (which can be made available through redevelopment) and connecting to a Master Plan Road of 18 m or more.
- ii. The Redevelopment Plans shall mandatorily follow the regulations for Non-residential sub-division/ development plan, as the case may be.
- iii. In such cases, the Traffic Impact Assessment is mandatory and decision of the Authority with regard to any special requirements for allowing such redevelopment shall be final.

#### 7.1.2 Special Provisions for Redevelopment of Slum Areas and EWS Housing

The provisions made under residential development plan unless specifically exempted/relaxed in the following regulations shall apply for all schemes of redevelopment of slum areas taken up by Karnataka Slum Clearance Board/BDA/BBMP/KHB within the local planning area of Bengaluru:

- i. Schemes for Redevelopment of Slums and EWS Housing may be allowed in land earmarked for Residential, Commercial, Industrial and PSP Use.
- ii. Maximum ground coverage is allowable up to 60%.
- iii. The FAR shall be governed as per the provisions of Table- 6, 7, 8 and 9 whereby the total maximum allowable FAR shall be considered as Base FAR for all schemes taken up by public agencies. The schemes initiated as part of slum redevelopment/ affordable housing as part of any government scheme on PPP basis shall be entitled



for the benefits of this provision only when a minimum of 60% of the total built-up area is being used for affordable/ EWS Housing. For schemes on roads of 18 m and above width, the additional FAR of 0.50 shall be eligible for these schemes on TDR basis for PPP projects and free for schemes implemented by public agencies.

- iv. The set-backs shall be governed as per the provisions given in Table 1 and Table 2.
- v. In case of Layout/Development Plan, minimum of 10 % of area for Park and 5% of area for CA sites shall be reserved and maintained by the respective authorities.

### **7.1.3 Special Provisions for Redevelopment of Industrial Areas**

- i. All lands/sites allotted by government agencies like KIADB, KSIIDC etc, for industrial use shall not be permitted to be utilized for any other use, without the NOC from such departments/ agencies as case may be.
- ii. If more than 50% of the industries in any Industrial Estate/ Area are closed or defunct and/or more than 50% of the industries within the industrial estate/ area willingly give the consent for redevelopment, the agency/ industrial association responsible for the development/ management of industrial area may prepare a redevelopment plan for the industrial estate/ area with a condition that not more than 20% of the total land area shall be used for ancillary uses in the redevelopment plan and the balance 80% shall be used for industrial purpose (including Hi-tech) only.
- iii. The Redevelopment Plan could be prepared by accommodating the existing functional industries appropriately. The Redevelopment Plans shall mandatorily follow the regulations for Non-residential sub-division/ development plan. In such cases, the Traffic Impact Assessment is mandatory and decision of the Authority with regard to any special requirements for allowing such redevelopment shall be final.

## **7.2 Integrated Economic Townships (Large Scale with area 25 Ha and above)**

### **7.2.1 Purpose**

The ‘Integrated Township’ in its present form targets to promote the development of economic activities along with residential and other supporting requirements for enhanced quality of life by facilitating development of compact high density developments promoting concepts of walk to work/ cycle to work.

### **7.2.2 Regulations for Integrated Townships**

The basic elements of regulation for such Integrated Townships are:

**Table 26: Regulations for Integrated Townships (with Area 25 ha and above)**

Sl. No.	Parameter	Requirement	
1	Permissibility in Land Use Zones	Residential/ Commercial/ Industrial	
2.	Minimum Area of Township	25 Ha	
3.	Minimum Width of Access Road	24 m	
4.	Minimum Width of Internal Roads	18 m (The road cross sections shall mandatorily make provisions for cycle tracks and pedestrian footpaths along all the internal roads)	
5.	Area Reserved for Parks	10% of the total land area	
6.	Area Reserved for Open/ Public Parking	In addition to the parking requirements as given in Table-4, open parking shall be provided as  (5% of the total land area)X (60% or ratio of built-up area under economic activity and commercial to the total built-up area)	
7.	Area Reserved for CA Sites	5% of the total land area	
8.	Area Reserved for EWS Housing	5% of the total land area x (built-up area earmarked for residential activity/ total built-up area)	
9.	Permissible Activities/ Uses and Allowable percentage of built-up areas	Economic Activities (Hi-Tech/ Industry/ Offices/ Recreational or a mix of these activities)	Minimum 55%
		Residential	Maximum 40%
		Commercial	Maximum 5%
10.	Maximum Ground Coverage and Maximum FAR	As per the provisions of Table 24 for the land located in any of the specified Land use zones for Integrated Township	
11.	Set-backs	As per Table-1, 2	
12.	Parking	As per the Built-up area and the applicable	



Sl. No.	Parameter	Requirement
		norms for the built-up area under particular use as defined in Table-4.
13.	Other Requirements	Essential requirements of the Smart City Guidelines shall be mandatorily adopted for Integrated Smart Townships

Note:

- i. The FAR is applicable on entire area excluding area reserved for Civic Amenities. The ground coverage shall be applicable after deducting the areas earmarked for open spaces, amenities, Amenities and Master Plan Roads, if any, passing through the site.
- ii. Areas covered under lakes/streams including the applicable buffers thereof or as part of any other mandatory buffer of Eco-sensitive zones as per the provisions in these zoning regulations may be shown as park in the township plan and shall be considered as part of mandatory 10% parks and open spaces.
- iii. The education as part of the residential component and health facilities as part of the commercial component of the built-up area may be provided. In addition, the developer shall make necessary arrangements for the utilities as per the requirements and specifications of different utility agencies.
- iv. The area reserved under 5, 6 and 7 shall be handed over to the Authority free of cost & shall be maintained by the developer to the satisfaction of the authority. The Master Plan Roads shall be incorporated in the plan and shall be handed over to the authority free of cost and free of encumbrances. Such roads shall be treated as public roads.
- v. The provisions related to EWS housing (as per point 8) shall be governed as per the principles defined in Regulations for Residential Development Plan.
- vi. The CA sites shall be allotted by the Authority for development of specified civic amenities either to the developer or others on lease basis.

### 7.3 Integrated Development Plans (Area above 5 Ha and upto 25 Ha)

#### 7.3.1 Purpose

The 'Integrated Development Plans' for smaller areas ranging from 5 Ha and upto 25 Ha are also being permitted as per these Regulations in order to promote creation of economic opportunities across the planning area through planned interventions. However, the basic difference between the Integrated Economic Townships and Integrated Development Plans would be in terms of the extent of economic activities and the employment concentration. These are also envisaged as compact high density developments promoting employment opportunities within the Planning Districts.



### 7.3.2 Regulations for Integrated Development Plans (Mixed Residential and Non-residential Development Plans)

**Table 27: Regulations for Integrated Development Schemes (with area above 5 ha and upto 25 ha)**

Sl. No.	Parameter	Requirement		
1	Permissibility in Land Use Zones	Residential/ Commercial/ Industrial		
2.	Area of DP (Minimum- 5 Ha)	5 and Upto 10 Ha	Above 10 & Upto 25 Ha	
3.	Minimum Width of Access Road	18 m and above	24 m and above	
4.	Minimum Width of Internal Roads	12 m	15 m	
		The road cross sections shall mandatorily make provisions for cycle tracks and pedestrian footpaths along all the internal roads.		
5.	Area Reserved for Parks	10% of the total land area		
6.	Area Reserved for Open/ Public Parking	In addition to the parking requirements as given in Table 4, open parking shall be provided as  5% of the total land area x (built-up area earmarked for commercial and economic activity/ total built-up area)		
7.	Area Reserved for CA Sites	5% of the total land area		
8.	Area Reserved for EWS Housing	5% of the total land area x (built-up area earmarked for residential activity/ total built-up area)		
9.	Permissible Activities/ Uses and Allowable percentage of built-up areas	Land Use Zone → Activity ↓	Residential Land use	Commercial/ Industrial Land use
		Residential	80%	40% Maximum
		Economic/Commercial Activities	20% Maximum	60%



<b>SI. No.</b>	<b>Parameter</b>	<b>Requirement</b>
10.	Ground Coverage and Maximum FAR	As per the provisions of Table 9 and Table 24 for the land located in Residential and Commercial/ Industrial Land use respectively
11.	Set-backs	As per Table 1 and Table 2
12.	Parking	As per the Built-up area and the applicable norms for the built-up area under particular use as defined in Table4
13.	Other Requirements	Essential requirements of the Smart City Guidelines shall be mandatorily adopted for Integrated Smart Townships

**Note:**

- i. The FAR is applicable on entire area excluding area reserved for Civic Amenities. The ground coverage shall be applicable after deducting the areas earmarked for open spaces, amenities, Amenities and Master Plan Roads, if any, passing through the site.
- ii. Areas covered under lakes/streams including the applicable buffers thereof or as part of any other mandatory buffer of Eco-sensitive zones as per the provisions in these zoning regulations may be shown as park in the township plan and shall be considered as part of mandatory 10% parks and open spaces.
- iii. The education as part of the residential component and health facilities as part of the commercial component of the built-up area may be provided. In addition, the developer shall make necessary arrangements for the utilities as per the requirements and specifications of different utility agencies.
- iv. The area reserved under 5, 6 and 7 shall be handed over to the Authority free of cost & shall be maintained by the developer to the satisfaction of the authority. The Master Plan Roads shall be incorporated in the plan and shall be handed over to the authority free of cost and free of encumbrances. Such roads shall be treated as public roads.
- v. The provisions related to EWS housing (as per point 8) shall be governed as per the principles defined in Regulations for Residential Development Plan.
- vi. The CA sites shall be allotted by the Authority for development of specified civic amenities either to the developer or others on lease basis.



## 7.4 Heritage Buildings/ Precincts (Zones)

### 7.4.1 Objective

The objective of these regulations is to conserve, regulate and manage buildings, artifacts, structures, areas and precincts of historic and/or aesthetic and/or architectural and/or cultural significance (heritage buildings and heritage precincts) and/or natural features of environmental significance and or sites of scenic beauty, so as to promote heritage sensitive development.

### 7.4.2 Heritage Committee

The proposed Heritage Committee mentioned below shall be responsible for advising the BDA/ BBMP with regard to the development permissions and the conditions to be imposed on the developments in these precincts/ zones and the heritage buildings under these Regulations.

1.	Commissioner, Bangalore Metropolitan Regional Development Authority	Chairman
2.	Commissioner, Bengaluru Development Authority	Member
3.	Commissioner, Bruhat Bengaluru Mahanagara Palike	Member
4.	Commissioner, Archaeology, Museums and Heritage Department	Member
5.	Director of Town and Country Planning	Member
6.	Representative of ASI, Government of India.	Member
7.	Representative of INTACH	Member
8.	Architect having at least 10 years' experience in Architecture and five years in heritage conservation/ urban design and membership of the Council of Architecture.	Member
9.	Structural Engineer having experience of at least 10 years in the field and membership of the Institute of Engineers (India)	Member
10.	Town Planning Member, BDA	Member Secretary

The Chairman of the Heritage Committee (excluding members listed at Sl. No. 7,8,9) in the first meeting of the Committee will invite ASI and INTACH to nominate the representatives and select the members at Sl. No. 8 and 9 for a period of 2 years and inform the Government regarding the selection of these Members. Matters related to permissions for the buildings falling in the Heritage Zones notified under these regulations shall be reviewed by the Committee. The Chairman may appoint a Sub-Committee and delegate powers to review and recommend matters for other Heritage Buildings not forming part of any notified zone



but excluding the Buildings which in the opinion of the Committee are of high heritage importance.

#### **7.4.3 Heritage Zones**

The RMP 2031 has identified and demarcated 12 heritage zones covering group of heritage buildings and heritage precincts in the Planning District Maps within the provisions of Section 2 Sub Section (I-ea) and (I-eb) of the KTCP Act, 1961 within the BMA area. The Specific Guidelines and Regulations for these 12 Zones are enclosed as Annexure-4. In addition individual heritage buildings not forming part of any specific Heritage Zone have also been identified which shall be governed within the framework of the general guidelines. The list of such heritage buildings not forming the part of any specific heritage zone is enclosed as Annexure-5.

#### **7.4.4 General Guidelines for Heritage Zones and Heritage Buildings**

The general guidelines for the regulations of all the Heritage Zones as well as Heritage Buildings are given hereunder:

##### **A. Architectural and Visual Control**

- i. No development or redevelopment or engineering operation or additions/ alterations, repairs, renovations including painting of the building, replacement of special features, alterations to facade or plastering or demolition of any part thereof of the listed heritage sites and heritage zone/ precincts shall be allowed by BBMP/ BDA except with the prior clearance from the Heritage Committee.
- ii. Provided that, only in exceptional cases involving public interest such as road widening or laying of utility lines etc, for reasons to be recorded in writing, the BBMP or BDA may refer the matter back to the Heritage Committee for Heritage Zones for reconsideration. The decision of the Heritage Committee for Heritage Zones after such reconsideration shall be final and binding.
- iii. The present external building edge abutting the street must be retained. No new developments shall protrude beyond the already established building line of the heritage structures on that road. In case any special heritage feature exists in the buildings along the heritage precinct, the BBMP/ BDA on directions of the Heritage Committee for Heritage Zones may insist to retain a similar architectural feature including height restrictions, visual controls, if any, for the building seeking permission to match the surrounding architectural aesthetic.
- iv. In the open space areas / parking areas specified as part of the heritage site, no additional building shall be permitted in the premises of the heritage site except under special circumstances, which shall be examined by the Heritage Committee on case-to-case basis.
- v. The Heritage Committee may issue specific Urban Design Guidelines for different Heritage Zones, which shall become mandatory within the provisions of these Regulations.



- vi. No public utilities or infrastructure (like flyovers, OHTs) shall be allowed within the zone, that will obstruct the vision or view of the Heritage Structure/ Precinct. Only absolutely necessary utilities and infrastructure may be allowed within the precinct that adheres to the character of the place, subject to the decision of the Heritage Committee.

**B. Streetscape in Heritage Precincts**

- i. Streetscape elements and street furniture must take into consideration, the architectural character of the heritage sites within the heritage zones.
- ii. The existing trees and important ecological elements shall be protected in the area, and any changes to them, must be cleared through the Heritage Committee for Heritage Zone.
- iii. No surface parking to be allowed on the roads in these zones.
- iv. Pedestrian/NMV streets shall be demarcated in the Heritage Zones thereby promoting easy access to the heritage sites.

**C. Signages and Hoardings**

- i. No commercial hoardings, signboards except for the sign boards of the individual shops/ establishments along the precinct shall be allowed to be displayed in the precinct area and for the traffic route guide boards/ boards depicting about the heritage site at relevant points, norms for which may be defined by the Heritage Committee from time to time.





# **Annexures**

**Annexure -1:**

**Government Notification number UDD 283 BEMRUPRA  
2015 dated 04 March 2017 titled Karnataka Town and  
Country Planning (Benefit of Development Rights) Rules,  
2016**



15. श्री तिरुनेत्रम्



# ಕರ್ನಾಟಕ ರಾಜ್ಯಾಧಿಕಾರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ಇಂಳಿಂಬ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ-IV-A

ಬೆಂಗಳೂರು, ಸೋಮವಾರ, ಮಾರ್ಚ್ ೬, ೨೦೧೭ (ಹಾಲ್ಕಣ ಗಳಿ, ಶತ ವರ್ಷ ಗ್ರಾಹಿ)

Part-IV-A

Bengaluru, Monday, March 6, 2017 (Palguna 15, Shaka Varsha 1938)

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No. 227

## URBAN DEVELOPMENT SECRETARIAT

## NOTIFICATION

No. UDD 283 BEMRUPRA 2015, Bengaluru, Date: 04.03.2017

Whereas the draft of the Karnataka Town and Country Planning (Benefit of Development Rights) Rules. 2016 was published as required by sub section (1) of Section 74 of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) in Notification No. UDD 283 BEMRUPRA 2015 dated 09.02.2016 in Part IV-A of the Karnataka Gazette extraordinary Number 229 dated 9<sup>th</sup> February 2016 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in the Official Gazette.

And whereas, the said Gazette was made available to the public on 9<sup>th</sup> February, 2016.

And whereas, objections or suggestions have been received and considered by the State Government:

Now, therefore, in exercise of the powers conferred by Section 74 and read with section 14B of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following rules, namely:-

## RULES

**1. Title and commencement.**- (1) These rules may be called the Karnataka Town and Country Planning (Benefit of Development Rights) Rules, 2016.

(2) They shall come into force from the date of their publication in the official Gazette.

**2. Definitions.**- (1) In these rules, unless the context otherwise requires.-

- (a) 'Act' means the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963);
  - (b) 'Appellate Authority' means the Authority specified in rule 8;
  - (c) 'Appendix' means appendix to these rules;
  - (d) 'Authorized Building' means building for which approval has been obtained from the competent Authority;
  - (e) 'Form' means forms appended to these rules;
  - (f) 'Existing Building' means an approved building under construction or completed building on the date of commencement to these rules;
  - (g) 'Government' means the State Government.;
  - (h) 'Licensing Authority' means the Authority competent to approve the building plan;
  - (i) 'Market Value' means the value determined as per the guidance value of land in accordance with Section 45B of the Karnataka Stamp Act, 1957.
- The value of the plot for the land use as published under the Stamp Act, shall be considered.
- (j) 'Originating Plot' means the plot in which Development Right originated due to surrender of 'Area'; and
  - (k) 'Receiving Plot' means the plot in which Development Right or Transfer of Development Rights is utilized

(2).The words and expressions used but not defined shall have the same meaning assigned to them in the Act.

**3. Notifying 'Area' for public purpose.**- (1) In a Local Planning Area listed at Appendix-I if any Public Authority requires any "Area" for public purpose, it shall notify the same in Form-I stating the facts of the Area required by the authority specifying the limits of the Area along with the statement specifying the land which is required to be acquired in lieu of compensation under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Central Act 30 of 2013) and entitled to be granted Development Rights in the Official Gazette and in one or more newspapers circulating within the Local Planning Area as the Public Authority deems fit.

(2) The Public Authority intending to obtain Development Rights in favour of owners under sub-section (4) of Section 14B of the Act shall within six months from the date of notifying the 'Area' apply to the Planning authority in Form-II for Development Right Certificate with relevant documents such as, list of land owners who have given the option letter, ownership documents, photograph of the existing building etc., along with the Deposition Amount, where applicable, to the Planning Authority.

(3) The Planning Authority under sub-section (5) of section 14 B of the Act shall publish in Form -III within thirty days of remittance of Deposition Amount by the Public Authority the list of owners who have opted for Development Rights in lieu of monetary compensation inviting objections and suggestions from the public within a period of thirty days from the date of its publication in one or more daily newspapers circulated within the Local Planning area.

(4) The Planning Authority under sub-section (9) of section 14 B of the Act shall consider and verify the objections and suggestions received under sub-rule (3) above and inform the Public Authority the quantum of Development Rights that the owners are entitled to. The Public Authority shall obtain the registered relinquishment deed in Form-XII from the eligible land owners who have consented for Development Rights so offered after verifying the relevant documents as per Form-IV in favour of the Public Authority for issue of Development Right Certificate within fifteen days and intimate the same to the Planning Authority.

(5) On receipt of the information from the Public Authority having execution of relinquishment deeds from the eligible land owners, the Planning Authority shall grant the Development Rights in Form V through Public Authority within thirty days from the date of information received from the Public Authority. The details of the Development Rights so issued shall be uploaded on the website of the Planning Authority.

**4. Terms and Conditions for grant of Development Rights.**- (1) The Public Authority shall publish an annual programme for granting Development Rights for any public purpose as specified under sub section(1) of section 14B of the Act.

(2) Development Right Certificate or Transferable Development Rights shall be issued under the seal of the Planning Authority and under the signature of the Chief Executive Officer of the Planning Authority in Form V and VI respectively after due entry in the Development Rights Certificate register specified in Form-X

(3) The Development Right Certificate shall contain details of:

- (a) extent of the land area surrendered by the land owner in square meter, dimensions of the Area surrendered showing the boundaries of the surrendered Area;
- (b) extent of building area demolished or surrendered by the land owner in square meter;
- (c) number of floors of the building area demolished or surrendered;
- (d) type of construction of building area demolished or surrendered;
- (e) address of the surrendered property including survey number or khatha number or ward number or PID number of the property and approved plan of such building;
- (f) GPS co-ordinates of the surrendered property.
- (g) land use of the surrendered property in the approved Master plan;
- (h) notional land area credit in square meter of the land area surrendered in figures and words;
- (i) notional land area credit in square meter of the building area surrendered in figures and words;
- (j) total Development Rights credited: Notional land for surrendered land Area and Notional land for Building area surrendered;
- (k) market value of the surrendered land;
- (l) valuation amount of the building area surrendered or demolished;
- (m) photograph of the land owner signature and thumb impression;
- (n) notification published in Form-I by the Public Authority; and
- (o) notification published in Form-III by the Planning Authority.

(4) The eligible additional floor area based on the Notional land may be utilized in the remaining portion of the original plot after surrendering the portion of land or building Area to the Public Authority, irrespective of the road width subject to the condition that the maximum additional Floor Area Ratio shall not exceed 0.6 times the ordinarily permissible Floor Area Ratio in the remaining plot

(5) The Development Right Certificate shall not be valid for use on receivable plot or plots abutting a road of less than 9 meters within the Local Planning Area.

(6) If the Notional land area is transferred to another plot, additional Floor Area Ratio of the receiving plot shall not exceed 0.60 times of ordinarily permissible Floor Area Ratio.

(7) Parking provision shall comply with the requirements of the Approved Zoning Regulations for the additional area to be utilized as Transferable Development Rights.

**(8) Setback relaxation:**

**(a) In Originating plots**

**(i) With building below 15.0 m. height** -In the originating plot where there is no option for increasing the setback area in case of loading of the Development Rights on the existing building, the available existing side and rear setbacks shall be considered as the permitted setback in case of the final height of the building is below 15.0 m. after loading of the development rights.

In case of road widening the available front setback shall be the permitted setback after road widening.

**(ii) With building above 15.0m.**- In case the height of the building is 15.0m and above, due to utilization of Development Rights on the existing building, setbacks shall be followed as under,-

(a) Relaxation in setback and coverage in the remaining plot after surrender shall not exceed beyond twenty five percent of the prescribed setback proportionate to the quantum of the Development Rights utilized as explained below;

**Example:(1)** Those who load maximum TDR (to achieve 60% of the permissible FAR) will get 25% relaxation in the overall setback prescribed in the Zonal Regulations.

**Example:(2)** Similarly, in the cases where, 75% of the allowed TDR is utilized, (75% of 0.6 times) then 75% out of 25% of the prescribed setback will be the relaxation in setback.

i.e.,  $0.75 \times 25\%$  (maximum relaxation of set back relaxation allowed)

$$=0.75 \times 25\%$$

=18.75% of the overall setback as per Zonal Regulations.

Hence, for 75% loading of the allowed TDR, one can get 18.75% of relaxation in the overall setback. The setback relaxation can be calculated as per the above example for the different proportion (percentage) of TDR utilized.

(b) For buildings with 15 Meters and above height the No objection Certificate from Fire Force Department shall be produced.

(c) In case of Road widening the available front setback shall be treated as the permitted setback after road widening.

**(iii) On vacant land:** When the originating plot itself becomes the receiving plot the terms and conditions applicable to the plot size after deducting the surrendered area and the setback relaxation shall be as per sub-rule (8)(b).

**(b) Transfer of Development Rights at Receiving Plots,-**

(i) The Development Rights shall be utilized over and above the ordinarily permissible Floor Area Ratio at the receiving plot which is either vacant or has an existing building. In case if the applicant utilizes Floor Area Ratio less than the permissible Floor Area Ratio to avail the benefit of relaxation of set back by utilizing the Transferable Development Rights, in such cases the additional Floor Area Ratio shall be 0.6 times the actual Floor Area Ratio utilized within the permissible Floor Area Ratio.

(ii) Relaxation in setback and coverage may be permitted for the buildings in the receiving plots utilizing Transferable Development Rights and this relaxation shall be proportionate to the quantum of the Transferable Development rights utilized and in any case shall not exceed beyond twenty five percent of the prescribed setback as explained below:

**Example:(1)** Those who load maximum TDR (to achieve 60% of the permissible FAR) will get 25% relaxation in the overall setback prescribed in the Zonal Regulations

**Example:(2)** Similarly in the cases where 75% of the allowed TDR is utilized (75% of 0.6 times) then 75% out of 25% of the prescribed setback will be the relaxation in setback

$$\begin{aligned} &\text{i.e., } 0.75 \text{ (75\% of the TDR loaded)} \times 25\% \text{ (maximum setback relaxation allowed)} \\ &= 0.75 \times 25\% \\ &= 18.75\% \text{ of the overall setback as per Zonal Regulations.} \end{aligned}$$

Hence, for 75% loading of the allowed TDR, one can get 18.75% of relaxation in the overall setback. The setback relaxation can be calculated as per the above example for the different proportion (percentage) of TDR utilized.

**Note.-** A Transferable Development Right when utilized in respect of an existing building, the existing all round setbacks shall be in compliance with the requirements for the additional Floor Area Ratio and the additional height of the building due to loading of Development Rights / Transferable Development Right.

(9) Development Rights of the originating plot shall be permitted to be utilized in any other receiving plot within the same Local Planning Area in which Development Rights is issued, as Transferable Development Rights as indicated in the illustrations appended to these rules by dividing the market value of the originating plot with the market value of the receiving plot based on the **market value** prevailing at the time of approval of the plan for the purpose of factorization on utilization of transferrable Development Rights.

(10) Whenever the remaining portion of the plot of land after surrender to the Authority is too small to construct any meaningful building, the owner if so desires can surrender the entire property to the Authority in lieu of the Development Rights Certificate.

(11) The application for utilization of Development Rights or Transferrable Development Rights shall be made to the concerned Planning Authority in **FORM-VII** along with the details of Land area, proposed plan and extent of Development Rights and Transferrable Development Rights intended to be utilized at the place of receiving plot.

(12) The Planning Authority on receipt of application for utilization of Development Rights or Transferrable Development Rights shall verify with reference to the plan, the entitlement of the applicant for utilization and the Planning Authority after verifying the details may issue utilization certificate in **FORM-VIII** after due entry in the Development Rights Certificate register and in the Transferrable Development Rights certificate or in the separate register in respect of Transferrable Development Rights issued before the date of commencement of the Karnataka Town and Country Planning (Amendment) Act, 2015.

(13) The Local Authority on receipt of utilization certificate from the Planning Authority shall approve the additional FAR by Utilization of Development Rights or Transferrable Development Rights.

(14) No Local Authority shall approve loading of additional FAR without production of Utilization Certificate issued by the Planning Authority.

(15) A Development Right Certificate shall not be valid for use on receiving plot in the area notified as such by Government.

(16) The utilization of Development Rights shall be in multiples of five sq. meters only except the last remainder.

(17) The Authority may reject or cancel the grant of Development Right Certificate in the following circumstances namely:-

- (a) Where any dues are payable by the owner of the property to the State Government or Planning Authority or Local Authority prior to the date of handing over physical possession of the property to any such Public Authority. Planning Authority may grant and withhold issue of Development Right Certificate until all the dues of the State Government or the Planning Authority or Local Authority are paid by the owner;
- (b) Where Development Rights Certificate is obtained by fraudulent means;
- (c) Where there is a dispute on the title of the land, till the dispute is settled by a Competent Court; and
- (d) Objections received from the general public and reviewed by the Authority.

(18) The Local Authority shall decline to allow utilization of Development Rights Certificate in the following situations, namely:

- (a) Under direction from a competent court;
- (b) Where the Local Authority has reason to believe that the Development Right Certificate or Transferable Development Right Certificate has been obtained by fraudulent means;
- (c) Where the utilization application does not comply with the terms and conditions specified in these rules;
- (d) Where the utilization application is not duly accompanied with Registered Transfer document signed by the transferor and transferee; and
- (e) Where the utilization application is not duly accompanied by Development Right Certificate or Transferable Development Right Certificate in the name of transferee issued by the Planning Authority after due entry in the Development Rights Certificate Register.

(19) On full utilization of Development Right Certificate, the Development Right Certificate shall not be returned to the Development Right Certificate holders but shall be retained with the Planning Authority concerned after cancelling the same.

(20) In case of death of holders of Development Right Certificate, the Development Right Certificate shall be transferred only on production of "Will or Survivors Certificate or Inheritance Certificate or Heir ship Certificate" or succession certificate of letter of Administration and / or probate of a will wherever applicable. On production of aforesaid documents issued by the concerned Authorities, the names of the legal heirs shall be included in the Development Right Certificate.

(21) Where the Development Rights Certificate holder is a minor, no permission for transfer for utilization shall be considered unless the application is made by the guardian appointed by the Competent Court.

(22) If a holder of Development Right Certificate intends to transfer it to any other person, he shall submit the Development Rights Certificate along with the registered transfer documents signed by the transferor and transferee to the Planning Authority with an application in FORM-IX for issue of Transferable Development Rights for the new holders name, i.e., the transferee, on the said certificate. Without such endorsement by the Planning Authority the transfer shall not be valid and the Certificate shall be available for use only by the earlier original holder.

(23) Development Right Certificate which shall be as issued in FORM-IV shall be transferable only after due authentication and entry in Development Rights Certificate register by the Planning Authority.

(24) Development Right Certificate or Transferable Development Rights issued can be transferred for the whole extent or part thereof. In the FORM-VI of Transferable Development Rights for the whole extent or part thereof.

**5. Maintenance of Register and Database for transaction of Development Rights.**— The Planning Authority shall maintain a Register and Database as specified in FORM-X for all transactions of the Development Rights .The competent Authority approving building plans shall not approve the utilization of the Development Rights unless such entries are made in the register and database of the Planning Authority.

**6. Maintain of Transferable Development Rights Fund.**— (1) The amount collected by the Planning Authority as Deposition Amount and fee for issue or transfer or utilization of the Development Right Certificate shall be kept in a separate account called 'Transferable Development Rights Fund'.

(2) The Deposition Amount shall be shared by the Planning Authority and the respective Local Authority in the ratio of 50:50. If the Deposition Amount is received for the 'Area' falling within the jurisdiction of multiple Local Authorities, then the Planning Authority shall share the amount received, with the Local Authorities proportionate to the 'Area' falling within the jurisdiction of each such Local Authority after due approval from the Government.

(3) The Fee collected by the Planning Authority for issue or transfer or utilization of Development Rights and the Planning Authority's share of Deposition Amount shall be utilized for acquiring any 'Area' required by the Planning Authority for Public Purposes or for developing any 'Area' for Public Purpose as proposed in the approved Master plans, publications in Newspapers, Computerization and infrastructure for Transferable Development Rights transactions or for any other purposes with the prior approval of the State Government. Such fee shall not be utilized for the administrative expenses.

(4) The share of the Local Authority shall be utilized by Local Authority for the development purposes with the prior approval of the State Government.

**7. Publication of Development Rights Transactions.** The Planning Authority shall publish on the Notice Board and website of the Authority quarterly report of the total number of Development Right Certificates issued, transferred and utilized stating the quantum of Development Rights in each case and the details of balance quantum of unutilized Development Rights available.

**8. Appellate Authority.**-(1) Any person aggrieved by any order of the Planning Authority in any Local Planning Area of the state except the Local Planning Area of Bengaluru may appeal to the jurisdictional Regional Commissioner. In case of Local Planning Area of Bengaluru, the Appellate Authority shall be the Government.

(2) The aggrieved person shall file an appeal within thirty days of receiving such order.

(3) The Appellate Authority shall dispose such appeals with the assistance of Additional Director or Joint Director of the respective Zonal or Divisional offices of the Department of Town and Country Planning, after giving an opportunity of being heard to the applicant, within ninety days of receiving such appeals. The decision of the Appellate Authority shall be final.

**9. Development Rights Certificate issued prior to the commencement of the Karnataka Town and Country Planning (Amendment) Act 2015.**- The following actions shall be taken for the Development Right Certificate issued prior to the commencement of the Karnataka Town and Country Planning (Amendment) Act, 2015, namely:-

(a) The Planning Authority shall collect all the details of Development Right Certificates issued, transferred and utilized within its jurisdiction, from the Local Authorities which have issued, transferred and utilized Development Right Certificates and after verifying the veracity of those certificates enter in separate register in Form XI maintained for this purpose.

(b) The development right certificates issued prior to the KTCP(Amendment) Act, 2015 shall be utilized under the existing rules as per the calculation illustrated as below;

DRC utilization @ receiving plot	=	Extent of existing TDR (in FAR)	X	Market Value of originating plot at the time of approval of the plan for utilization of Transferrable Development Rights	X	FAR of receiving plot
				Market value of receiving plot at the time of approval of the plan for utilization of Transferrable Development Rights		

**10. Fee for registration of Development Rights transactions.**- The Authority shall charge fee for issuing; transferring and utilizing Development Right Certificate as follows:-

- (a) Issuing Development Right Certificate: Rs. 100/- shall be collected by Public Authority along with Development Rights option / consent letter from the owner of the property and remitted to the Planning Authority.
- (b) Transferring Development Right Certificate: Rs. 5 per square meter subject to a minimum of Rs.500/- (shall be borne by the Transferee); and
- (c) Utilizing Development Right Certificate: Rs. 500/- (In case of Development Right Certificate holder in the originating plot or receiving plot and as per the utilization certificate issued in FORM-VIII )

**11. Audit of the transactions of the Development Right Certificates and Transferable Development Rights fund.**- (1) The Additional Director of Town and Country Planning or Joint Director of Town and Country Planning of the respective Zonal or Divisional office and in the Bangalore Metropolitan Region, the Metropolitan Commissioner, Bangalore Metropolitan Region Development Authority shall audit all transactions pertaining to issue, transfer and utilization of Development Right Certificate within six months of close of every financial year.

(2) The Transferable Development Rights fund of the Authority shall be Audited by the State Accounts Department within six months of close of every financial year.

(3) The Authority shall send both the Audit reports along with compliance to the Government and the Government shall place the same before both the houses of the State Legislature.

**12. Valuation of Building.**- For the purpose of calculation of eligible notional land for having surrendered part or whole of Building area, following procedure shall be adopted,-

**Eligible Notional Land in m<sup>2</sup>=**      **Valuation of built up area surrendered \***  
**Market value of the originating plot per m<sup>2</sup>**

\* Valuation of Built up area as per the PWD norms.

**ILLUSTRATION FOR ISSUE AND UTILIZATION OF DEVELOPMENT RIGHTS**  
 (see sub-rule (9) of rule 4)

**1. Calculation of Notional land.**

(i) Notional land for Land area surrendered = Land Area surrendered at the Originating Plot in m<sup>2</sup> X 2

(ii) Notional Land for building area surrendered=

Valuation amount of the building area surrendered in the originating plot

Guidance value of the land in the originating plot per m<sup>2</sup>

(iii) Total "Notional Land" = "Notional land" for land area surrendered + "Notional land" for building area surrendered (1+2)

**2. Quantum of "Notional land."**

(a). When Development Rights is used as Transferable Development Rights, the Transferable Development Rights in the form of "Notional land" available for the receiving Transferable Development Rights land or plot shall be the resultant of the "Notional land" available as Development Rights of the originating plot, multiplied further by a factor arrived at by dividing the market value of the originating plot with the market value of the receiving plot.

Factorized Notional land = Notional land at originating plot	X	Market value of the originating plot at the time of approval of the plan for utilization of Transferrable Development Rights
		Market value of receiving plot at the time of approval of the plan for utilization of Transferrable Development Rights

**Example: 1.**

- Land 'A' (originating plot) surrenders 100m<sup>2</sup> having a market value of Rs. 1500/ m<sup>2</sup>.

- Development Right Certificate issued to land 'A' (originating plot) for surrendering 100m<sup>2</sup>

$$= 100 \text{ m}^2 \times 2 = 200\text{m}^2 \text{ ("Notional land")}$$

- Land 'B' (receiving plot) has a market value of Rs.3000/m<sup>2</sup>.

- Factor to be multiplied to the Development Rights of the originating plot, to derive Transferrable Development Rights of the receiving plot

Market value of originating plot      Rs.1500/m<sup>2</sup>

$$= \frac{\text{Market value of originating plot}}{\text{Market value of receiving plot}} = \frac{\text{Rs.1500/m}^2}{\text{Rs.3000/m}^2} = 0.5$$

- "Notional land" as T.D.R. for land 'B' (receiving plot) will be =  $200 \times 0.5 = 100\text{m}^2$

**Example: 2.**

- Land 'A' (originating plot) surrenders 100m<sup>2</sup> having a market value of Rs.3000/ m<sup>2</sup>.

- Development Right Certificate issued to land 'A' (originating plot) for surrendering 100m<sup>2</sup>

$$= 100 \text{ m}^2 \times 2 = 200\text{m}^2 \text{ ("Notional land")}$$

- Land 'B' (receiving plot) has a market value of Rs. 1500/m<sup>2</sup>.

- Factor to be multiplied to the Development Rights Development Rights of the originating plot, to derive Transferable Development Rights of the receiving plot

Market value of originating plot      Rs.3000/m<sup>2</sup>

$$= \frac{\text{Market value of originating plot}}{\text{Market value of receiving plot}} = \frac{\text{Rs.3000/m}^2}{\text{Rs.1500/m}^2} = 2.0$$

"Notional land" as Transferable Development Rights for land B (receiving plot) will be  
 $200 \times 20 = 400\text{m}^2$

### 3. Utilization of Notional land.

The "Notional land" as Transferable Development Rights (for receiving plot B) shall be multiplied by the permissible Floor Area Ratio of Plot 'B' to arrive at the additional floor area of the receiving plot(Plot 'B') by using Transferable Development Rights. Such additional floor area shall be added to the permissible floor area of plot 'B' to derive the total floor area eligible for receiving plot (subject to the limitation of floor area of the receiving plot prescribed in these regulations)

**Additional floor area in  $\text{m}^2$  for the Notional land (Development Rights) = Factorized Notional land X Permissible Floor Area Ratio of the Development Rights Receiving plot.**

#### Illustration:

Receiving Plot B:  $9.0 \text{ m} \times 12.0 \text{ m} = 108 \text{ m}^2$  (Market value: Rs.1000/ $\text{m}^2$ )

Land surrendered at Originating plot A =  $100\text{m}^2$

Notional land granted =  $100 \times 2 = 200 \text{ m}^2$

Utilization of notional land for different values of permissible Floor Area Ratio			
	Floor Area Ratio:1	Floor Area Ratio:2	Floor Area Ratio:3
Permissible floor area for Plot B	$108 \text{ m}^2$	$216 \text{ m}^2$	$324 \text{ m}^2$
Utilization of Notional land as additional floor area for Transferable Development Rights	$200 \times 1 = 200 \text{ m}^2$	$200 \times 2 = 400 \text{ m}^2$	$200 \times 3 = 600 \text{ m}^2$
Additional floor area for 0.6 times permissible Floor Area Ratio	$64.8 \text{ m}^2$	$129.6 \text{ m}^2$	$194.4 \text{ m}^2$
Maximum Allowable Development Rights (Notional land) : Additional floor area/ Floor Area Ratio	$64.8 / 1 = 64.8 \text{ m}^2$	$129.6 / 2 = 64.8 \text{ m}^2$	$194.4 / 3 = 64.8 \text{ m}^2$
Development Rights (Notional land) required at the market value of originating plot A:	Notional land required to be utilized at receiving plot B		
Allowable notional land (Development Rights) x Current Market Value of Receiving Plot / Current Market value of Originating Plot			
1. Current Market value of Originating Plot : Rs. 500/ $\text{m}^2$	$64.8 \times 1000 / 500 = 129.6 \text{ m}^2$		
2. Current Market value of Originating Plot: Rs.1000/ $\text{m}^2$	$64.8 \times 1000 / 1000 = 64.8 \text{ m}^2$		
3. Current Market value of Originating Plot: Rs. 1500/ $\text{m}^2$	$64.8 \times 1000 / 1500 = 43.2 \text{ m}^2$		
4. Current Market value of Originating Plot : Rs.3000/ $\text{m}^2$	$64.8 \times 1000 / 3000 = 21.6 \text{ m}^2$		

#### Example: 1

If Development Rights /Transferrable Development Rights is utilized in the remaining portion of the land surrendered

• Land A (originating plot) having an extent of 1000 m<sup>2</sup> with a permissible Floor Area Ratio of 1.75 surrenders 100 m<sup>2</sup> of land for which Development Rights of 200m<sup>2</sup> of Notional land is generated.

• If land 'A' (originating plot) intends to use the Development Rights in the remaining portion (900m<sup>2</sup>) of the land, the total floor area of land 'A' (originating plot) shall be calculated as follows:

Permissible floor area of balance land of plot A, after surrendering 100m<sup>2</sup>  
In the remaining portion of 900m<sup>2</sup> of land the Floor Area Ratio shall be  
 $900 \text{ m}^2 \times 1.75 = 1575 \text{ m}^2$  ----- (1)

At 0.6 times the allowable Floor Area Ratio to be utilized for Development Rights =  $0.6 \times 1.75 = 1.05$ .....as per terms and condition no. (vii)

Additional floor area which may be utilized for Development Rights =  $1.05 \times 900 = 945 \text{ m}^2$   
Notional land required =  $945 / 1.75 = 540 \text{ m}^2$

Additional floor area by using Development Rights of 200 m<sup>2</sup> of Notional Land =  $200 \text{ m}^2$   
 $X 1.75 = 350 \text{ m}^2$  ----- (2)

Hence full Development Rights of 200m<sup>2</sup> may be utilized in the same originating plot.

Total floor area for the balance land of 900 m<sup>2</sup> of plot A  
= (1) + (2) = 1925 m<sup>2</sup>

#### Example: 2.

If Development Rights is proposed to be utilized as Transferrable Development Rights in any eligible receivable plot other than the originating plot.

• If 'A' (originating plot) intends to sell the Development Rights Development Rights (200m<sup>2</sup> of Notional Land for surrendering 100 m<sup>2</sup> of land ) as Transferrable Development Rights to land 'B' (receiving plot) having an extent of 2000m<sup>2</sup> with a permissible Floor Area Ratio of 2.25 (market value of land 'A' is Rs.1500 /m<sup>2</sup> and of land 'B' is Rs.3000/m<sup>2</sup>), the floor area of land 'B' (receiving plot) by using Transferrable Development Rights shall be calculated as follows:

Permissible floor area of plot 'B' =  $2000 \text{ m}^2 \times 2.25 = 4500 \text{ m}^2$  ----- (1)

Factor to be multiplied to the "Notional Land" (Development Rights of the originating plot)  
 $\frac{1500}{3000} = 0.5$

Factorized "Notional Land" available as Transferrable Development Rights for plot B (from the "Notional Land" of 200 m<sup>2</sup> as Development Rights of plot A) =  $0.5 \times 200 \text{ m}^2 = 100 \text{ m}^2$

At 0.6 times the allowable Floor Area Ratio to be utilized for Development Rights =  $0.6 \times 2.25 = 1.35$

Additional floor area which may be utilized for Development Rights =  $1.35 \times 2000 = 2700 \text{ m}^2$   
Maximum "Notional land" which may be utilized =  $2700 / 2.25 = 1200 \text{ m}^2 \times 3000 / 1500 = 2400 \text{ m}^2$  of Notional land of Plot A

Additional floor area for plot B by using Transferrable Development Rights of 100 m<sup>2</sup> of Notional Land =  $100 \text{ m}^2 \times 2.25 = 225 \text{ m}^2$  ----- (2)

As 225 m<sup>2</sup> is less than 2400 m<sup>2</sup> the same may be utilized on plot B  
Total floor area for plot B = (1) + (2) = 4725 m<sup>2</sup>

Note: Floor Area Ratio considered shall be the permissible Floor Area Ratio as mentioned in the Zonal Regulations of the approved Master Plan in force.

By Order and in the name of the Governor of Karnataka

NAGARAJ  
Under Secretary to Government  
Urban Development Department

**APPENDIX-I**  
**(see sub-rule (1) of rule (3) )**

List of Local Planning Areas with Corporation cities eligible for Benefit of Development Rights.

Sl.No	Local Planning Area
1.	Bengaluru
2.	Davanagere - Harihar
3.	Tumkuru
4.	Shivamogga
5.	Mysore
6.	Mangalore
7.	Hubli-Dharwad
8.	Belgaum
9.	Vijayapura.
10.	Kalaburagi
11.	Bellary

**FORM-1**  
**(see sub-rule (1) of rule 3)**

No

Dated:.....

**NOTIFICATION**

In exercise of powers conferred under section 14-B of the Karnataka Town and Country Planning Act, 1961 and rule 3 of the Karnataka Town and Country Planning (Benefit of Development Rights) Rules, 2016 the following Area mentioned in the schedule below is required by The..... (Name and Address of the Public Authority) for development of .....(Road, Parks, or any public purpose defined in the Act ) for implementing the proposals of the Approved Master Plan or proposals of the Local Authority . It is hereby informed to the land owners and interested persons whose lands are required for the public purpose to appear and submit their claims along with the copies of the relevant documents viz, (i) Sale/partition/ other deeds of title, (ii) Up-to-date RTC's (iii) Mutation Copy (iv) Tax paid receipts (v) conversion order of Non agriculture purpose (vi) Revenue sketch (vii) Akar Bhand etc, in person in the place and dates as indicated in the address below and state their respective interest in such land.

The place where land owners / interested persons have to appear and submit their claims	Name and address of the Divisional/sub-divisional/ branch offices	Date and time

The land owners/ interested parties of the scheduled properties whose lands are to be acquired shall give an option for Grant of Development Rights to the..... Public Authority as per The Karnataka Town and Country Planning (Benefit of Development Rights) Rules, 2016.

The land owners shall receive twice the area of land surrendered in lieu of monetary compensation as Development Rights ( Notional land) and one time the building area surrendered as estimated by the value of the building area surrendered divided by the market value of the land on which the building is constructed. The Notional land can be utilized by factorizing with the market value at the originating plot and receiving plot. The Notional land is eligible for FAR and used as additional built up area at the receiving plot as per the terms and conditions prescribed in the rules.

**SCHEDULE**

"Acquisition of land required for.....(published under annual scheme of works vide. No..... dated.....)"

Sl.no	Name of the District	Name of the Taluk	Name of the Village	Sy.no/ khatha no	Type of land	Nature of land	Area ( in sqm)	Name and address of the Land Owner/ interested persons

Sd-

**FORM-II**  
 (see rule 3(2))  
 (to be sent by the Public Authority to Planning Authority )

To,

The Chief executing Officer,  
 ..... Planning Authority.

In exercise of powers conferred under section 14-B of the Karnataka Town and Country Planning Act, 1961 and rule 3 of the Karnataka Town and Country Planning (Benefit of Development Rights) Rules, 2016, this Authority has notified the option for grant of Development Rights in lieu of monetary compensation vide Notification No..... Dated..... Further necessary due verification has been done by this under signed Authority and Development Rights certificates are to be issued to the following eligible land/ building owners who have opted for Development Rights in lieu of monetary compensation under the Right to Fair Compensation and transparency in land acquisition, Rehabilitation and Resettlement Act, 2013.

**List of land/ building area surrendered and land owners for which Development Rights Certificate is to be issued**

Sl No	Name and address of the land owner of the land/plot / Building for which Development Rights Certificate is to be issued	Address of the plot /land / building area	Public purpose the land/plot is required for	Dimensions of the land/plot	Boundaries of the land /plot	Extent in sq. m of the land/plot likely to be surrendered	Entitlement of Development Rights in the form of Notional Land
1	2	3	4	5	6	7	8

This Authority recommends to issue Development Rights in the form of Notional land to the above mentioned land/ building owners within such time and terms and conditions prescribed in the Rules

Sd/-  
**Public Authority**

**FORM-III**  
 (see sub-rule (3) of rule 3)

No

Dated:.....

**NOTIFICATION**

In exercise of powers conferred under section 14-B of the Karnataka Town and Country Planning Act, 1961 and rule 3 of the Karnataka Town and Country Planning (Benefit of Development Rights) Rules, 2016 the following Area mentioned in the schedule below is required by The..... (Name and Address of the Public Authority) for development of .....(Road, Parks, or any public purpose defined in the Act ) for implementing the proposals of the Approved Master Plan or proposals of the Local Authority .

*The following land/ building owners have opted for Development Rights in lieu of monetary compensation under the Right to Fair Compensation and transparency in land acquisition, Rehabilitation and Resettlement Act, 2013. The Development Rights will be given by the Authority as twice the land area surrendered and one time the building area surrendered and as estimated by the value of the building area surrendered divided by the market value of the land on which the building is constructed.*

The public is hereby informed about the details of the land and land owners and interested persons whose lands are required for the public purpose and Development rights are to be issued in lieu of Monetary compensation. Any objections and suggestions are to be addressed to the Commissioner, ..... Urban Development Authority within thirty days from the date of publication of this Notification.

**List of land/ building area surrendered and land owners for which Development Rights Certificate is to be issued**

Sl.no	Address of the plot /land / building area	Public purpose the land plot is intended for	Dimension of the land/plot	Extent in sq m of the land/plot	Boundaries of the land/plot	Name and address of the land owner of the land/plot for which Development Rights Certificate is to be issued

Sd-  
Planning Authority

**FORM-IV**  
(see sub-rule (4) of rule 3)

**OPTION FOR DEVELOPMENT RIGHTS CERTIFICATE BY THE APPLICANT**

Date:

From

.....  
(Name of owner of the land)

Address  
.....

To  
The .....

Sir,  
I, Intend to surrender the under mentioned land bearing Survey No. .... of ..... Village of ... Hobli and ..... Taluk reserved for the public purpose of ..... as per the Master Plan for the grant of "Development Rights Certificate"  
I / We forward herewith the following –

- Site Plan as per Master Plan
- Detailed Survey Plan
- Title Deed
- Property card and latest assessment book extract
- Up-to-date tax paid receipt
- The area statement of reservation duly certified by the architect
- Encumbrance certificate
- I / We hereby request that the land affected by the reservation of ..... May be taken over and Development Rights Certificate (D.R.C) in lieu thereof may be issued to me/us.

Signature of the Owner(s) of the land

**FORM-V**  
**DEVELOPMENT RIGHTS CERTIFICATE**  
(see sub-rule (2) and (23) of rule 4)

I, Commissioner Chief Executive Officer, ..... Urban Development Authority/Planning Authority hereby issue the Development Rights Certificate to the person(s) Mr/Mrs ..... S/D/O ..... residing at ..... who is/are the owner of the property no ..... at ..... (address) which has been Notified by the Public Authority for Acquisition vide, Notification Number ..... Dated ..... in lieu of Monetary compensation as Development Rights. Recommendation of the Public Authority to issue Development Rights C for surrendering Area of extent ..... sqm and Building area of ..... sqm at plot no ..... at Sy.no: ..... of ..... Village ..... Hobli ..... Taluk ..... District ,vide registered relinquishment deed no ..... Dated ..... has been considered and Development Rights Certificate issued subject to the provisions of Section 14B of the Karnataka Town and Country Planning Act, 1961 and the rules there under:

Sl.no	Particulars
	Location of the Land / building surrendered including survey number/ khatha number/ward number/ PID number of the property
	<i>Registered Relinquishment deed details</i> No ..... Dated .....
	Extent of the land surrendered by the land owner in square meter, dimensions of the land surrendered showing the boundaries of the surrendered land
	Extent of building area demolished/surrendered by the land owner in square meter
	No of floors of the building area demolished/ surrendered
	Type of construction of building area demolished/ surrendered
	GPS co-ordinates of the surrendered property
	Land use of the surrendered property in the approved Master plan
	Notional land area credit in square meter of the land area surrendered in figures and words
	Notional land area credit in square meter of the building area surrendered in figures and words
	Total Development Rights credited: Notional land for surrendered land+ Notional land for Building area surrendered
	Valuation amount of the building surrendered/ demolished
	<i>Market value of the surrendered plot</i>

Given under the common seal on ..... day of ..... month of ..... year

Commissioner,

..... Urban Development Authority.

**Note:** Any Discrepancy found in issue of Development Rights C due to misrepresentation of ownership documents at later date after issue of this certificate, the certificate is deemed to be invalid.

S no	Dev. opn. no	C no	Date and auth. no	Extent of Notional land granted as Development Rights for land surrendered in square meters	Extent of Notional land granted for surrender in square meter	total extent of Notional land as Development Rights	Current value of the land upto date of sanction of Development Rights	Address where Development Rights utilized originating plot or receiving plot	Transfer role Developer Rights and certificate no and date	Transfer utilization of Development Rights in meters (Registered document no)	Balance area of Dev. opn. Rights	Signature of Author
1	2	3	4	5	6	7	8	9	10	11	12	13

Photograph of the land owner and thumb impression

Photograph(s) of land owner	Signature
Thumb impression	

Folio no: UDA/PU.A/Transferrable Development Rights /...../20..... Dated:

Color: yellow

**FORM-VI**  
(see sub-rule (2) of rule 4)

**TRANSFER OF DEVELOPMENT RIGHTS CERTIFICATE**

I, Commissioner,.....Urban Development Authority hereby issue the Transferrable Development Rights to the person(s) Mr/Mrs.....S/D/O..... residing at ..... Generated from the Development Rights C no..... issued on .....measuring .....m<sup>2</sup> of Notional Land to be Transferred at plot no.....at Sy.no:.....of .... Village.....Hobli.....Taluk ..... District, *as per registered document no.....signed by the transferor and transferee* to be utilized subject to the provisions of Section 14B of the Karnataka Town and Country Planning Act, 1961 and the rules there under:

Sl.no	Particulars of the Originating plot
	Folio no. and Certificate no. of the Development Rights Certificate issued
	Location of the Land / building surrendered including survey number/ khatha number/ward number/ PID number of the property
	Extent of the land surrendered by the land owner in square meter, dimensions of the land surrendered showing the boundaries of the surrendered land

Extent of building area demolished surrendered by the land owner in square meter	
GPS co-ordinates of the surrendered property	
Land use of the surrendered property in the approved Master plan	
Total Development Rights credited Notional land for surrendered land & Notional land for Building area surrendered	
Particulars of the eligible receivable plot for Transferrable Development Rights	
Location of the Land / building where Development Rights are Transferred including survey number/ khatha number/ward number/ PID number of the property	
GPS co-ordinates of the property where Development Rights is transferred	
Notional land area credit in square meter Transferred as Development Rights to receiving plot.	
Market value of the Receiving plot	
Balance in the Originating Development Rights Certificate after credit in m <sup>2</sup>	

Given under the common seal on ..... day of .....month of .....year

Commissioner,

..... Urban Development Authority.

Photograph(s) of the land owner and thumb impression

Photograph(s)  
DRC holder(s)

Signature

Thumb impression

Photograph(s) of the land owner or interested person of receiving plot

Photograph(s)  
Transferrable  
Development  
Rights holder

Signature

Thumb impression

(See sub rule (11) of rule 4)

To,  
The Commissioner/Chief Executive Officer.

**APPLICATION FORM FOR ISSUE OF UTILIZATION CERTIFICATE**  
Date: \_\_\_\_\_

I/We, the undersigned hereby request to allow to utilize the Notional land (Development Rights)/Transferrable Development Rights measuring : 3 words.....sq.mts. In figures....Sq.mts) out of the total Notional land (Development Rights)/Transferrable Development Rights available in the Development Rights Certificate No .....,dated..... Folio..... and permit the said Notional land (Development Rights)/Transferrable Development Rights to be utilized by the persons named below:-

**PARTICULARS OF D.R.C./Transferrable Development Rights HOLDERS**

Development Rights Certificate No/Transferrable Development Rights No .....(Strikeout whichever is not applicable)  
Folio No.....

Name in full and Signature(s)

- (1).....(1).....
- (2).....(2).....
- (3).....(3).....
- (4).....(4).....

(A) Details of property where Development Rights Certificate /Transferrable Development Rights is originated : .....

- (B) Details of property where D.R.C/Transferrable Development Rights is proposed to be used i.e., Receiving plot or building .....  
.....(in words).
- (C) Area to be utilized in sq.mts. (in fig.) .....(with the plan sanction file number .....)
- (D) Balance Notional land (Development Rights)/Transferrable Development Rights as per D.R.C. in sq.mts. (in fig.) .....  
(in words).
- (E) Balance area in the D.R.C./Transferrable Development Rights after utilisation (in fig.) .....  
(in words).

No: \_\_\_\_\_

(Applicant Signature)

Dated: \_\_\_\_\_

**FORM-VIII**  
**(See rule 10(c))**

**UTILIZATION CERTIFICATE**

This is to certify that the application made by Sri ..... dt:..... for the purpose of utilization of Transferable Development Rights has been examined as per the plan and the applicant is eligible for utilization of Development Rights or Transferable Development Rights ..... Sq.mtrs at receiving plot at building Address:..... Sq.mtrs at..... Further it is certified that necessary entries have been incorporated in the Development Rights Certificate Register and the balance of Development Rights /Transferable Development Rights with the applicant as on date is .....Sq.mtrs.

Copy to:  
 The Commissioner,  
 Local Authority.  
  
 Signature  
 Commissioner  
 Urban Development Authority/  
 Planning Authority

**REQUEST FOR TRANSFER OF DEVELOPMENT RIGHTS**

**FORM-IX**  
**(see sub-rule (22) of rule 4)**

From .....  
 (Name of Development Rights Certificate holder)  
 Address .....  
 .....  
 To .....  
 The Commissioner  
 .....  
 Urban Development Authority.  
  
 Sir,

Sub:- Request for Transfer of Development Rights in the name of .....to be utilized at.....  
 Ref:- Registered transfer document no..... signed by.....(transferor) and .....(Transferee)

I, the undersigned and holder of Development Rights Certificate issued vide folio no..... and having title for Development Rights of ..... m<sup>2</sup> originated at .....(address) having present market value of .....Rs/m<sup>2</sup> have entered into an agreement to transfer .....m<sup>2</sup> of Development Rights in the name of .....Residing at.....(address) to utilize the Development Rights Certificate at .....(address) the present value of land at the receiving plot being .....Rs/m<sup>2</sup>. A registered Transfer deed is executed in the ..... Sub-Registrars office vide Registration no ..... Dated ..... Kindly transfer .....m<sup>2</sup> of Development Rights in the name of .....as per the registered Transfer document. The Development Rights remaining after transfer is .....m<sup>2</sup>. Kindly endorse in the Development Rights Certificate and return the original Development Rights Certificate to me after necessary entries in your registers and issue Transferrable Development Rights certificate to the transferee.

Signature of the Transferee

Signature of the Development Rights C holder (Transferor)

**FORM-X**  
(see sub-rule(2) of rule 4 and rule 5)

**Development Rights Certificate REGISTER**

Sl.no	Folio no.	Development Rights C no.	Date and sanction no.	Name and address of the land owner of land surrendered	Address of the plot /land / building area surrendered	Extent of land surrendered in sq. m	Extent of building area surrendered	Value of the building area surrendered	Extent of Notional land granted as Development Rights for land surrendered in square meters
1	2	3	4	5	6	7	8	9	10

Extent of Notional land granted for building area surrendered in square meter	Total extent of Notional land granted as Development Rights	Guidance value of the land on the date of sanction of Development Rights	address where Development Rights is utilized : originating plot or receiving plot	Guidance value of the receiving plot	Transfer / utilization of Development Rights in square meters	Balance area of Development Rights	registration fee paid details	Signature of the Sanctioning authority
11	12	13	14	15	16	17	18	

**FORM-XI**  
(see rule 9(a))

**Register for utilization of Development Rights Certificate /Transferable Development Rights issued prior to the commencement of the Karnataka Town and Country Planning (Amendment) Act 2015.**

Sl.no	Folio no.	Development Rights Certificate no.	Date and sanction no.	Name and address of the land owner of land surrendered	Address of the plot /land / building area surrendered	Extent of land surrendered in sqm	Extent of building area surrendered	Development Rights is used for land building area surrendered in square meters
1	2	3	4	5	6	7	8	9

Guidance value of the land on the date of utilization of Development Rights	address where Development Rights is utilized : originating plot or receiving plot	Guidance value of the receiving plot on the date of utilization of Development Rights	Transfer / utilization of Development Rights in square meters	Balance area of Development Rights	registration fee paid details	Signature of the Sanctioning authority
10	11	12	13	14	15	16

000492

**Registered Relinquishment Deed**  
 (see sub-rule (4) of rule 3)

This Agreement dated ..... is made by the first party Mr/Mrs/Ms ..... S/O/D/O ..... Residing at ..... and the representative of the Honourable Governor of Karnataka, ..... Public Authority , the second party through this Relinquishment Deed .

The land bearing sy.no/ khatha no..... of ..... village..... takuk.....district under the schedule is surrendered free from all encumbrances by the first party to the second party in lieu of Development Rights ..... Notional land (in sqm) to be issued under Section 14B of the Karnataka Town and Country Planning Act, 1961.

**Schedule**

Sl.no	Address of the plot /land / building area surrendered	Public purpose the land is required for	Dimensions of the surrendered land	Extent in sqm of the surrendered land	Boundaries of the land surrendered
.....	.....	.....	.....	.....	.....
.....	.....	.....	.....	.....	.....
.....	.....	.....	.....	.....	.....

This Relinquishment Deed is executed under the undersigned witnesses.

**Witnesses:**

1.

Second party

By Order and in the name of the Governor of Karnataka

**NAGARAJ**  
 Under Secretary to Government  
 Urban Development Department

# **Annexures**

**Annexure -2:**

**Guidelines for Traffic Impact Assessment Study**





## **ANNEXURE-2**

### **Guidelines for Traffic Impact Assessment Study**

#### **1. Introduction**

A Traffic Impact Assessment (TIA) is a comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures should be taken to deal with the anticipated transport impacts of the development/ scheme so as to improve accessibility as well as the safety for all modes of travel.

Traffic impact studies are primarily required to identify impacts of new development on the public road system, on public transportation and other modes. A Traffic Impact Assessment establishes the need for improvements to the existing infrastructure such as road, intersection improvements and/or the need to install or upgrade traffic control devices. In addition, traffic impact studies can assist in identifying the financial responsibility, timing for transportation system improvements and the staging of development. The focus of these studies is on maintaining a safe and efficient road system for all modes of transportation (includes Private vehicles, public transport, cyclists and pedestrians).

The Traffic Impact Assessment Study shall be carried out by an agency with expertise in transport planning empanelled by BMRDA. The minimum requirements for the agency to be empanelled are:

- i. Minimum Five years of registration as a Company/ Society/ Trust
- ii. Minimum Turnover shall be Rs. 1 Crore per annum for last three years
- iii. Experience of carrying out Traffic and Transport Planning Studies
- iv. Minimum 5 professional staff including Transport Planners, Traffic Engineers, Urban Planners, Architects and Engineers shall be available with the organization.

#### **2. Types of Developments that need a TIA**

Traffic Impact Assessment is required where the development intensity meets or exceeds the following figures:

<b>Sl.No.</b>	<b>Type of Development</b>	<b>Unit/Area</b>
1	Residential	500 Units or more
2	Commercial Retail	>=5000 sqm built-up area
3	Commercial Offices	>=10000 sqm built-up area
4	Industrial Landuse	>=20000 sqm built-up area
5	Educational	>=2000 Students
6	Hospital	>= 200 beds
7	Hotel	>200 rooms
8	All Movie Halls, Kalyan Mandapa, Stadiums and other places of assembly	



For mixed-use developments, a Traffic Impact Study is required when the combined trips generated by the individual land uses exceed 100 trips per peak hour.

### 3. Trip Generation Factors

To estimate the trips generated to and from a development the following factors should be used

Sl.No.	Type of Development	Unit	Trips per day (Bidirectional)
1	Residential Development	per house hold	8
2	Commercial Retail	per 100 sqm	120
3	Commercial Office Space	per 100 sqm	27
4	Industrial	per 10 employees	21
5	Educational Institution	per 100 students	200
6	Hospital	per 10 Bed	120
7	Hotel	per room	8
8	Movie Halls	per 100 seat	480
9	Convention Centres	per 100 seat	160
10	Warehouses/storage yards	per 100 sqm	12
11	Transport Terminals/depots	per schedules	90

### 4. Extent of TIA to be carried out

The base traffic generated from the development schedule will first have to be established using the trip generation rates above. This will then determine the extent of the TIA to be carried out from the development. For clarity sake, the delineation of this extent will be measured from the Boundary wall.

Analysis Category	Development Characteristics (Inbound + Outbound trips)	Minimum Study Area Limits
1	Small Development: < 500 peak hour trips	A. Access Roads B. Adjacent signalized intersections and/or major unsignalized street intersections within 1 km of the site boundary.
2	Moderate Development: 501 – 1,000 peak hour trips	A. Access Roads B. All major roads, signalized intersections, and/or major unsignalized street intersections within 1.5 Kms of the site boundary.
3	Large Development: > 1,001 peak hour trips but < 1,500 peak hour trips	A. Access Roads B. All major roads, signalized intersections, and/or major unsignalized street intersections within 3 Kms of the site boundary.



<b>Analysis Category</b>	<b>Development Characteristics (Inbound + Outbound trips)</b>	<b>Minimum Study Area Limits</b>
4	Regional Development: > 1,500 peak hour trips	A. Access Roads B. All major roads, signalized intersections, and major unsignalized street intersections within 5 Kms of the site boundary.

## 5. Scope of Work for TIA

### 5.1 Surveys to be conducted

The following data collection needs to be conducted on all the major roads and junctions falling in the delineated zone:

- Road Network inventory (ROW and adjoining land use including any other major utilities like transformers, hi tension lines, water lines, drains/sewers that may have issues in restricting capacity)
- Classified turning volume counts at all important Junctions (16 hours – starting from 6 in the morning to 10 in the night – slotted into 15 minute intervals) - In the case where there is a flyover in existence the junction below the flyover must be considered. The traffic on the flyover deck must also be included.
- Speed Studies – floating car survey on all major roads in the delineated area)
- Parking Studies – On street parking demand and duration studies.
- Pedestrian's counts – wherever pedestrian demand is high (crossing roads) – 16 hours counts
- Public Transport supply – provide the route and frequency information of Government/Private buses servicing this area. In the case of a railway line, the number of trains using the line per day.

### 5.2 Preliminary Analysis

Existing Volume Capacity ratios on the links by direction has to be worked out from the volume counts and reported as the existing V/C ratios on links. This has to be prepared for the morning peak hour, the evening peak hour and the afternoon off peak hour.

Existing saturation level at Junctions. At junctions, the saturation levels on each leg ( the phasing of the traffic signal if existing along with the overall saturation of each junction will have to be calculated and provided. At junctions where a flyover is in existence the saturation levels at the junction at grade will have to be reported. At level crossings the traffic counts and the number of trains per day should be reported.

### 5.3 Study of Adjoining Land Uses

Trip Generations do not happen only from the developments being considered. Neighbouring plots and other vacant areas in the delineation zone will/may have plans as well. All these proposed developments will have to be considered in the TIA. Trip



Generation from all proposed land uses also will have to be factored into the traffic on the existing roads. And V/C ratios computed.

#### **5.4 Traffic Impact**

Trip generations should be converted to passenger car units using observed mode share and occupancy levels in the adjoining major road network. Traffic assignment for the case of “with the development” and with “the other proposed developments in the delineated area” on the road network will have to be made. This assignment can be carried out through assignment models or through hand calculations depending on the complexity of the network.

The volume to capacity ratios and saturation levels need to be computed for each of the links and junctions. The impact of the proposed development is mainly assessed through the Volume to capacity levels on the road network and saturation levels at junctions. Hence these will have to be reported clearly in the assessment study clearly highlighting the congestion points. All V/C ratios and saturation at junctions of 0.8 and above probably need some interventions. The traffic impact due to the various proposed land uses in the vicinity without the proposed development and the traffic impact due to the various land uses including the proposed development will have to be assessed separately.

#### **5.5 Mitigation Measures**

The traffic impact study should consider various options for mitigating severe traffic situations by simple traffic management measures such as relocation of entry exit gates to the development, restricting turns, etc. Various options should also be suggested as part of the mitigation measures and evaluated for the consideration of the Authority for taking a final decision with regard to granting development permission.

# **Annexures**

**Annexure -3:**

**Format for Affidavit**





## **ANNEXURE-3**

### **Format for Affidavit**

#### **AFFIDAVIT**

I hereby certify that the erection, re-erection, material alteration in the building bearing property survey No. ...., plot no. ....

..... Village ..... Hobli ..... Taluk will be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work and structural safety of the building will be in accordance with the general and detailed specifications submitted along with this certificate and that the work will be carried out according to the sanctioned plan.

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

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

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

Signature .....

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

Registration Number of the registered Architect / Planner/Engineer .....

Address of the registered Architect / Planner / Engineer.....

Dated: .....

Place:.....



# **Annexures**

**Annexure -4:**

## **Regulations for Heritage Zones and Heritage Precincts**





## ANNEXURE-4

### **Regulations for Heritage Zones and Heritage Precincts**

#### **1. Introduction**

For the purpose of identifying and delineating Heritage Zones and precincts, the RMP 2031, considered the following criteria:

1. Historical relevance and historic chronology of the heritage area or heritage sites.
2. Urban Character, typology and nature of activities of the larger heritage area and the buildings or open spaces within.
3. Architectural character architectural style of the heritage buildings.
4. Spatial contiguity and congruence of the group of heritage sites.

#### **2. Central Administrative Heritage Zone [Map-1 & Map -2]**

##### **2.1 Heritage and Urban Character of the Zone:**

This heritage zone has been a traditional link between the Petta and Cantonment tied together by large green open space of Cubbon Park. Central Administrative Heritage Zone is the administrative complex for the GoK with heritage buildings of Vidhana Soudha, High court and other public and Government buildings such as GPO, Seshadri Iyer Memorial Hall or the State Library etc. The heritage sites listed in this zone are presented in **Table 1**.

##### **2.2 Typology**

Administrative centre from the Colonial period, with Vidhana Soudha, a Post-Independence period addition. Large open spaces with important buildings located along axis of roads. There are mostly Administrative and Public/ Govt. buildings and along with official residences. This heritage zone is further classified into 3 heritage precincts for formulating the heritage regulations and guidelines.

**Table 1: Heritage sites in the Central Administration Heritage Zone**

Sl.No.	Name of Heritage Site	Location	Ward no.	Ward name	Type of Building
<b>Central Administration Heritage Zone</b>					
<b>Precinct 1: Administrative Complex of Vidhana Soudha, Vikas Soudha, High Court and GPO.</b>					
<b>Built Heritage</b>					
1	Raj Bhavan, Residence Of The Governor of Karnataka and other buildings	Raj Bhavan Road	110	Sampangiram Nagar	Public
2	The High Court (Attara Kacheri)	Near Cubbon Park, Gandhi Nagar Ambedkar Veedhi	110	Sampangiram Nagar	Public
3	Vikasa Soudha	On Dr. Ambedkar Road, Next To Vidhana Soudha	110	Sampangiram Nagar	Public



Sl.No.	Name of Heritage Site	Location	Ward no.	Ward name	Type of Building
4	Vidhana Soudha	Ambedkar Veedhi, Sampangi Rama Nagar	110	Sampangiram Nagar	Public
6	General Post Office	On Cubbon Park Road, Cubbon Park	110	Sampangiram Nagar	Public
<b>Precinct 2: Cubbon Park and Surrounding Buildings Precinct;</b>					
<b>Built Heritage</b>					
7	Archaeological Museum	On Kasturba Road, Cubbon Park	110	Sampangiram Nagar	Public
8	Bangalore Power And Light Office	Vidhana Veedhi	110	Sampangiram Nagar	Public
9	Bangalore University Hostel	33rd Cross,, 2nd Main Rd, 7th Block, Jaya Nagar,-	110	Sampangiram Nagar	Public
10	Cubbon Park Police Station	Cubbon Park, Kasturba Road, Ambedkar Veedhi, Sampangi Rama Nagar,	110	Sampangiram Nagar	Public
11	Daly Memorial Hall	Nrupathunga Rd, Ambedkar Veedhi, Sampangi Rama Nagar,	110	Sampangiram Nagar	Public
12	Government Arts And Sciences College	On Post Office Road	110	Sampangiram Nagar	Public
13	Hudson Memorial Church	Nrupathunga Road	110	Sampangiram Nagar	Public
14	Karnataka State Central Library, Sheshadri Iyer Memorial Hall	Cubbon Park, Sampangi Rama Nagar	110	Sampangiram Nagar	Public
15	New Public Offices And Pwd Offices	Nrupatunga Road	110	Sampangiram Nagar	Public
16	Residence of the IG of Police and Office	Corner Of District Office Road And Nrupatunga Road	110	Sampangiram Nagar	Residential
17	Revenue Survey Offices	Nunegundlapalli, Ambedkar Veedhi, Sampangi Rama Nagar, Nrupathunga	110	Sampangiram Nagar	Public



Sl.No.	Name of Heritage Site	Location	Ward no.	Ward name	Type of Building
	Road				
18	St. Martha's Hospital buildings	Nrupathunga Road; Ambedkar Veedhi, Sampangi Rama Nagar	110	Sampangiram Nagar	Public
19	University Visveshvaraya College Of Engineering	K R Circle, Dr Ambedkar Veedhi	110	Sampangiram Nagar	Public
20	Victory Hall	Cubbon Park	110	Sampangiram Nagar	Public
21	YMCA Building	On Nrupathunga Road	110	Sampangiram Nagar	Public
<b>Natural Heritage</b>					
22	Cubbon Park	Cubbon Park	139	Dharmaraya Swamy Temple Ward	Open Space
<b>Precinct 3: Rest of the area of the Central Administrative Heritage Zone that is not included in the Heritage Precinct 1 &amp; 2.</b>					
<b>Built Heritage</b>					
23	Accountant General's Office	Principal Accountant General(A&E) Park House Road,	110	Sampangiram Nagar	Public
24	Balabrooie House	Palace Loop Road, Near Mount Carmel College, Vasantha Nagar	93	Vasantha Nagar	Residential
25	Bangalore Central Jail	Sheshadri Road, Gandhinagar	94	Gandhinagar	Public
26	Bangalore Golf Club	No. 70, Palace Road, High Grounds	110	Sampangiram Nagar	Public
27	Bangalore University - City Campus	between Post Office Road and Palace Road	110	Sampangiram Nagar	Public
28	Beaulieu - Office Of Post - Master General	Palace Road	110	Sampangiram Nagar	Public
29	Central College	Palace Road	110	Sampangiram Nagar	Public
30	Central Election Officer House	Sheshadri road, Gandhinagar	110	Sampangiram Nagar	Residential
31	Home Science College	Palace road	110	Sampangiram	Public



Sl.No.	Name of Heritage Site	Location	Ward no.	Ward name	Type of Building
				Nagar	
32	India Meteorological Department	Palace road	110	Sampangiram Nagar	Public
33	Karnataka Public Service Commission Building	Park House, Palace Road	110	Sampangiram Nagar	Public
34	Manickavelu Mansion; NGMA	Flat No. 49, Palace Road,	110	Sampangiram Nagar	Public
35	Office of the Joint Director of Agriculture	Sheshadri Road	110	Sampangiram Nagar	Public
36	Sophia School	No. 70, Palace Road, High Grounds	110	Sampangiram Nagar	Public
37	Sri Krishnarajendra Silver Jubilee Technological Institute	Near Vidhana Soudha, KR Circle, Seshadri Road, Bengaluru, Karnataka,	110	Sampangiram Nagar	Public
38	Sri Y.H.Venkataramappa's Kalyan Mandir	Palace Road	110	Sampangiram Nagar	Public

### 2.3 Regulations for Central Administrative Zone

Regulations for Central Administrative Zone are given in **Table 2**.

**Table 2: Regulations for Central Administrative Zone**

Aspects of Regulation	Central Administration Heritage Zone (Common Regulations)	Additional Regulations for Precinct 1: Administrative Complex of Vidhana Soudha, Vikas Soudha, High Court and GPO.	Additional Regulations for Heritage Zone Precinct 2: Cubbon Park and Surrounding Buildings Precinct;	Additional Regulations for Heritage Zone Precinct 3: Rest of the area that is not included in the Heritage Precinct 1 & 2.
Regulations for all the Listed Heritage Sites in the particular heritage zone	<ul style="list-style-type: none"> <li>• No commercial hoardings allowed to be placed on the listed heritage buildings/ within heritage sites.</li> <li>• No new developments/ additions can protrude beyond the already</li> </ul>	<ul style="list-style-type: none"> <li>• No new development or construction in this precinct can be undertaken without prior NOC from Authority / Heritage Committee.</li> <li>• No new developments/</li> </ul>	<ul style="list-style-type: none"> <li>• No further new development on either side of Queen's Road.</li> <li>• Excluding the extents of the Cubbon Park, new development for non-heritage buildings allowed in this precinct but</li> </ul>	<ul style="list-style-type: none"> <li>• Additional Regulation area: Upto a distance of 15 m from the edge of the road, for the roads of Kasturba Road, Sir Y Ramachandra road, and Palace road, no building/ structure shall be</li> </ul>



Aspects of Regulation	Central Administration Heritage Zone (Common Regulations)	Additional Regulations for Precinct 1: Administrative Complex of Vidhana Soudha, Vikas Soudha, High Court and GPO.	Additional Regulations for Heritage Zone Precinct 2: Cubbon Park and Surrounding Buildings Precinct;	Additional Regulations for Heritage Zone Precinct 3: Rest of the area that is not included in the Heritage Precinct 1 & 2.
	established building line in the heritage zone.	<p>additions can protrude beyond the already established building line in the heritage zone.</p> <ul style="list-style-type: none"> <li>• Additional Regulation area: Upto a distance of 45 m from Raj Bhavan Road and extending outside the heritage zone, no building/ structure shall be taller than 21 m in height.</li> </ul>	<p>limited to 15 m from ground level or G+4 after clearance from Authority or Heritage Committee.</p> <ul style="list-style-type: none"> <li>• Additional Regulation area: Upto a distance of 15 m from the edge of the road, for the roads of Kasturba Road, District Office road, K.G. Road, no building/ structure shall be taller than 12m in height.</li> </ul>	taller than 15m in height
Infrastructure Upgradation	<ul style="list-style-type: none"> <li>• Road Widening, laying of utility lines allowed only with prior NOC of Authority / Heritage Committee.</li> <li>• No public infrastructure such as flyovers or OHTs allowed in this Heritage zone.</li> <li>• Pedestrian /NMT on streets to be demarcated for promoting easy access to these Heritage sites.</li> </ul>	<ul style="list-style-type: none"> <li>• No telecom or mobile towers placed next to listed heritage sites that obstruct the view of the heritage sites</li> </ul>		
Vistas/ Views/ Skyline	The following views to be preserved without any			



Aspects of Regulation	Central Administration Heritage Zone (Common Regulations)	Additional Regulations for Precinct 1: Administrative Complex of Vidhana Soudha, Vikas Soudha, High Court and GPO.	Additional Regulations for Heritage Zone Precinct 2: Cubbon Park and Surrounding Buildings Precinct;	Additional Regulations for Heritage Zone Precinct 3: Rest of the area that is not included in the Heritage Precinct 1 & 2.
	<p>obstruction that mar the view of the listed heritage sites:</p> <ul style="list-style-type: none"><li>• View from junction of Raj Bhavan road and Dr. Ambedkar Road.</li><li>• View of Vidhan Soudha/High Court/Vikas Soudha from Dr. Ambedkar Road.</li><li>• View of Cubbon Park from Queens road.</li><li>• View of Seshadri Iyer Memorial Hall from the Cubbon Park Road Tree lined Avenue.</li><li>• View of Cubbon Park from Vittal Mallya Road.</li></ul>			
Streetscape	<ul style="list-style-type: none"><li>• Streetscape elements &amp; street furniture must consider the surrounding architectural character or designed in a manner that does not mar the character of the heritage zone/precinct and shall have clearance from the Authority /Heritage</li></ul>	<ul style="list-style-type: none"><li>• No parking to be allowed.</li></ul>		



Aspects of Regulation	Central Administration Heritage Zone (Common Regulations)	Additional Regulations for Precinct 1: Administrative Complex of Vidhana Soudha, Vikas Soudha, High Court and GPO.	Additional Regulations for Heritage Zone Precinct 2: Cubbon Park and Surrounding Buildings Precinct;	Additional Regulations for Heritage Zone Precinct 3: Rest of the area that is not included in the Heritage Precinct 1 & 2.
	<p>Committee.</p> <ul style="list-style-type: none"> <li>• Landscaping and avenue plantation in accordance to the character of the place shall be practised.</li> </ul>			
Signages	<ul style="list-style-type: none"> <li>• Signboards regarding information of the particular heritage building/site/zone /precinct except for traffic routes and boards to be allowed with prior clearance from Authority which when are specifically designed (size of signboards/colour /font size etc.) in accordance to the local context.</li> </ul>			

### 3. Petta and Bangalore Fort Heritage Zone [Map -3 & Map -4]

#### 3.1 Heritage and Urban Character of the Zone

Petta is the traditional settlement founded by Kempegowda I in 1537 AD which was initially a mud fort, of which only a segment of Fort Wall remains currently, along with residential and commercial settlement of Petta. This heritage zone locates the ASI protected sites of the Bangalore Fort Wall and Gate and the Tippu Sultan's Summer Palace (heritage of national importance). The other institutional buildings established during the British period such as the Puttanachetty Town Hall and Haig Memorial Hall. Historical and cultural significance of the zone is the Karage festival of the Dharmaswamy temple. The heritage sites listed in this zone are presented in **Table 3**.

#### 3.2 Typology

Dense urban form with narrow internal streets. It has been a major business centre and largest informal economy for the city. Central Pete area has varying built form. There are mostly



private buildings of residential and commercial nature, historic institutional buildings, and religious buildings.

**Table 3: Heritage sites in Petta and the Bangalore Fort Heritage Zone**

Sl. No.	Name of Heritage Site	Location	Ward No.	Ward Name	Type of Building
<b>Petta and Bangalore Fort Heritage Zone</b>					
<b>Precinct 1: Bangalore Fort and Tippu Sultan's Summer Palace Precinct.</b>					
<b>Built Heritage</b>					
1	Bangalore Fort - ASI Protected	Next To Victoria Hospital	139	K R Market	Public
2	Fort High School	KR Road, Chamarajpet	139	K R Market	Public
3	Kote Sri Venkataramana Swami Temple	Chamarajpet	139	K R Market	Public
4	Madonna Metal Industries	Opposite Kalasipalyam Bus Stand	139	K R Market	Commercial
5	Minto Ophthalmic Hospital	Albert Victor Road	139	K R Market	Public
6	Sri Chamarajendra Sanskrit College	Albert Victor Road, Chamarajpet	140	Chamrajapet	Public
7	St. Luke's Church (C.S.I)	Albert Victor Road	140	Chamrajapet	Public
8	Tippu Sultan's Summer Place - ASI Protected	Allbert Victor Road, Chamrajpet	139	K R Market	Public
9	Tippu's Armory Or Magazine	Behind Corporation Nursery School, Kalasipalya	119	Dharmaraya Swamy Temple	Public
10	Vani Vilas Government Women's College	On K.R. Road	139	K R Market	Public
11	Vani Vilas Hospital	On K.R. Road	139	K R Market	Public
12	Victoria Hospital	Near City Market, Fort Road, New Tharagupet	139	K R Market	Public
<b>Precinct 2: KR Market, Jamia Masjid and Puttanaachetty Town Hall Precinct.</b>					
<b>Built Heritage</b>					
13	Puttanchetty Town Hall	On JC Road and Corporation Road Junction	118	Sudham Nagar	Public
14	Haig Memorial Hall	North Of Town Hall	110	Sudham Nagar	Commercial
15	City Market - Entrance Gateway	Sri Krishna Rajendra Market	139	K R Market	Public
16	Jamia Masjid	Silver Jubilee Park Road, City Market	119	Dharmaraya Swamy Temple	Public
17	George Oaks Building	Corporation Circle	119	Dharmaraya Swamy Temple	Commercial
18	Jain Temple	MBT Road	109	Chikpete	Public



Sl. No.	Name of Heritage Site	Location	Ward No.	Ward Name	Type of Building
19	Minto Ophthalmic Hospital	Albert Victor Road	139	K R Market	Public
20	Office Of The Karnataka Chamber Of Commerce	Kempe Gowda Road	109	Chikpete	Public
21	Rangaswamy TEMPLE	RT Street, Off BVK Iyengar Road	139	K R MARKET	Public
22	Rice Memorial Church	On Avenue Road	109	Chikpete	Public
23	Sangeen Jamia Masjid And Madrasa	Jumma Masjid Rd,Cubbonpete, Taramandal Pet	119	Dharmaraya Swamy Temple	Public
24	Shri Dharmaraya Swamy Temple	Shri Dharmaraya Swamy Temple Street	119	Dharmaraya Swamy Temple	Public
25	Srinivas Mandir	Ballepette	109	Chikpete	Public
26	St Mary's Hospital	Near Briand Square	139	K R Market	Public
27	St. Joseph's Church	Near Briand Square	139	K R Market	Public
28	St. Joseph's Convent And Seminary	Near Briand Square	139	K R Market	Public
29	State Bank Of Mysore	Kempegowda Road	109	Chikpete	Public
30	Sugriva Temple	No.133,Balepete Main Road, Balepete, Chickpet	109	Chikpete	Public
31	Thulsi Thotta Temple	Thulsi Thotta Road,Uppapete Ballepette	94	Gandhinagar	Public
32	Ulsoor Gate Police Station	Old Madras Road	119	Dharmaraya Swamy Temple	Public
33	United India Insurance Company	Life Insurance Corporation Of India	119	Dharmaraya Swamy Temple	Public
34	Residence 034	On Police Station Road, Next To Police Station	119	Dharmaraya Swamy Temple	Residential
35	Residence 079	No. 5, New Kalasipalayam Extension, On Police Station Road	119	Dharmaraya Swamy Temple	Residential
<b>Natural Heritage</b>					
36	Sacred Tree	Mbt Road	119	Dharmaraya Swamy Temple Ward	Open Space
<b>Cultural Heritage</b>					
37	Shri Dharmaraya Swamy Temple, Karaga Festival Processional Path	Shri Dharmaraya Swamy Temple Street	119	Dharmaraya Swamy Temple	Public



### 3.3 Regulations for Petta and the Bangalore Fort Heritage Zone

Regulations for Petta and the Bangalore Fort Heritage Zone are given in **Table 4**.

**Table 4: Regulations for Petta and the Bangalore Fort Heritage Zone**

Aspects of Regulation	Petta and Bangalore Heritage Zone (Common Regulations)	Additional Regulations for Precinct 1: Bangalore Fort and Tippu Sultan's Summer Palace Precinct	Additional Regulations for Heritage Zone Precinct 2: KR Market, Jama Masjid and Puttanachetty Town Hall Precinct.
Regulations for all the Listed Heritage Sites in the particular heritage zone	<ul style="list-style-type: none"><li>Except for the ASI protected heritage sites and the Puttanachetty Town Hall heritage building, internal changes or adaptive reuse, extension, additional buildings in the open spaces / parking areas of the listed heritage sites allowed provided it is in harmony with (and shall not detract from) the heritage building with prior NOC of Authority and Heritage Committee.</li><li>Existing building lines to be maintained for any construction to retain the urban character and scale of streets in Petta.</li><li>No new construction/ building in any case shall be taller than Jamia Masjid or 18 m height.</li></ul>	<p><b>Additional Regulation for ASI protected heritage sites of Bangalore Dungeon and Fort gates and the Tippu Sultan's Summer Palace:</b></p> <ul style="list-style-type: none"><li><b>Prohibited Area</b> of 100 m from the boundary of the ASI protected heritage site.</li><li><b>Regulated area</b> of the next 200 m from the boundary of limit of ASI protected heritage sites.</li><li>Any construction or reconstruction in accordance with Heritage Bye-Laws only in Regulated Area with permission from ASI.</li><li>Any repair or renovation in the Prohibited and Regulated area must be permitted by ASI.</li></ul>	<ul style="list-style-type: none"><li>The Axis from KR market, Jamia Masjid towards the Puttanachetty Town Hall to be maintained, without any obstruction or protrusion of surrounding buildings or of commercial signboards.</li></ul>
Infrastructure Upgradation	<ul style="list-style-type: none"><li>No telecom or mobile towers placed next to listed heritage sites that obstruct the view of the heritage sites.</li><li>Infrastructure improvement such as pedestrian footpaths street lighting and furniture, solid waste management to be undertaken.</li><li>Any redevelopment</li></ul>	<ul style="list-style-type: none"><li>No public projects in the Prohibited Area 100 m from the boundary limit of the ASI protected heritage sites.</li><li>Public projects in the Regulated Area to be permitted by ASI.</li></ul>	<ul style="list-style-type: none"><li>Promoting of place making along the said axis to accentuate the heritage sites to be undertaken and to have clearance from the Authority/ Heritage Committee.</li></ul>



Aspects of Regulation	Petta and Bangalore Heritage Zone (Common Regulations)	Additional Regulations for Precinct 1: Bangalore Fort and Tippu Sultan's Summer Palace Precinct	Additional Regulations for Heritage Zone Precinct 2: KR Market, Jama Masjid and Puttanaachetty Town Hall Precinct.
	proposals in this heritage zone to have clearance from Authority/ heritage Committee.		
Vistas/ Views/ Skyline	<p>The following views to be preserved without any obstruction that mar the view of the listed heritage sites:</p> <ul style="list-style-type: none"> <li>• View of Puttanachetty Town Hall from Mysore road and NR road.</li> <li>• View of Jamia Masjid and KR Market from Mysore road and Town Hall Junction.</li> <li>• View of Bangalore fort from KR road.</li> <li>• View from Sanjay Theatre circle towards KR road towards Fort High School and Tippu Sultan's Summer Palace</li> <li>• View from Sanjay Theatre Circle towards Makkala Koota along the 5th Main road.</li> </ul>		
Streetscape	<ul style="list-style-type: none"> <li>• Upgradation of pedestrian pathways along the processional route of the Karaga Festival of the Dharmaswamy temple, which is an annual and unique event of Petta.</li> <li>• Route comprising of the Dharmaswamy temple road, Chickpet road, BVK Iyengar road, Bhashyam road.</li> </ul>	<ul style="list-style-type: none"> <li>• The approach roads to Fort and Tippu Sultan's Summer Palace, Mysore road, KR road, Tippu Sultan Palace road to promote pedestrian pathways and retain the street character along with its road side plantation / landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>• Any road improvements or junction improvements undertaken along the main roads to have clearance from the Authority / Heritage Committee.</li> </ul>
Signages	<ul style="list-style-type: none"> <li>• Signboards regarding information of the particular heritage building/site/zone/pre cinct except for traffic routes and boards to</li> </ul>		



Aspects of Regulation	Petta and Bangalore Heritage Zone (Common Regulations)	Additional Regulations for Precinct 1: Bangalore Fort and Tippu Sultan's Summer Palace Precinct	Additional Regulations for Heritage Zone Precinct 2: KR Market, Jama Masjid and Puttanaachetty Town Hall Precinct.
	<p>be allowed with prior clearance from Authority which when are specifically designed (size of signboards/colour/font size etc.) in accordance to local context.</p> <ul style="list-style-type: none"> <li>Commercial signboards should not obstruct view of the listed heritage sites.</li> </ul>		

#### 4. Gavipuram, Basavanagudi and VV Puram Heritage Zone [Map – 5 and Map -6]

##### 4.1 Heritage and Urban Character of the Zone

The Bull temple, the Gavi Gangadhareshwara Temple established in Basavanagudi in the 16th century and cultural significance of the annual Kadalekai Parishe of the Peanut festival on Bull temple road. Heritage zone also includes the Lalbagh gardens founded by Hyder Ali and Tippu Sultan which is a green lung space for Bangalore, hence classified also as natural heritage. The British developed Basavanagudi as a suburb and planned neighbourhood structured around a central park of Krishna Rajendra Park with four radiating roads. It was mostly residential with commercial stretches on the diagonal roads. Street character is of commercial nature and street vending prominent in Gandhi bazaar and DVG road. This heritage zone locates the State Protected heritage sites by Dept. of Archaeology, Museums and Heritage, of the Gavi Gangadhareshwara Temple, Kempegowda Watch Tower, Mallikarjuna Temple at Basvanagudi and Venkatramana Swamy Temple at VV puram. The heritage sites listed in this zone are presented in **Table 5**.

##### 4.2 Typology

Mainly religious buildings like temples in VV Puram, Gavipuram and Bull temple road and low rise residential settlement. Basavanagudi is primarily residential neighborhood with commercial markets along the radiating/ diagonal roads. Some prominent institutional buildings such as Ramkrishna Mission, Institute of World Culture also located in this zone.

**Table 5: Heritage sites in Gavipuram, Basavanagudi and VV Puram Heritage Zone**

Sl. No.	Name of Heritage Site	Location	Ward no.	Ward name	Type of Building
<b>Gavipuram, Basavanagudi and VV Puram Heritage Zone</b>					
<b>Precinct 1 : Gavi Gangadeshwari temple with Kempegowda tower and Kempabuddhi lake</b>					
<b>Built Heritage</b>					
1	Gavi Gangadhareshwara	Gavipura, Kempegowda Nagar	155	Hanumanth Nagar	Public



Sl. No.	Name of Heritage Site	Location	Ward no.	Ward name	Type of Building
	Temple - State Protected				
2	Harihara TEMPLE	Near Ramakrishna Math	155	Hanumanth Nagar	Public
3	Jalakanteshwara Temple	Gavipuram	155	Hanumanth Nagar	Public
4	Kempegowda tower - State Protected	Gavipuram	155	Hanumanth Nagar	Public

**Precinct 2: Basavanagudi Settlement along with KR Park.**

**Built Heritage**

5	Aloha	No. 26, Krishna Rao Road	143	Vishveshwara Puram	Residential
6	Basavanagudi Police Station	M.N.K. Park	143	Vishveshwara Puram	Public
7	Basavanagudi Post Office	On KR Road	143	Vishveshwara Puram	Public
8	Bhagya Bhavan	No. 114, K.R. Road At The Junction Of Ratna Vilas Road	167	Yediyur	Residential
9	Bharati Vilas	Dr.Omer Sharief Road	167	Yediyur	Residential
10	Bull Temple Or Nandhishvara Temple	Bull Temple Road	154	Basavanagudi	Public
11	BWSSB Water Works Office	Krishna Rao Park	153	Jayanagara	Public
12	Christ Church	Church Road Basavanagudi	153	Jayanagara	Public
13	Commercial 2	No. 17(1) On Surveyor Street, Basavanagudi	142	Sunkenahalli	Commercial
14	Ganesha Temple	Bull Temple Road	154	Basavanagudi	Public
15	Guhalaya	No. 2, South Cross Road	167	Yediyur	Residential
16	Home School	Between Krishna Rao Road And Kanakapura Road	143	Vishveshwara Puram	Residential
17	Hridaya	No.26, H.B.Samaja Road	142	Sunkenahalli	Residential
18	Jamia Masjid	Islamabad, Basavanagudi	153	Jayanagara	Public
19	Jayalaxmi Nivas	Ram Mandira Road, Basavanagudi	143	Vishveshwara Puram	Residential
20	Kalakshiti	No.36, Subbaram Chetty Road, N.R.Colony	154	Basavanagudi	Residential
21	Mallikarjuna TEMPLE And Boulder Inscription- State Protected	Bugle Rock Park, Basvangudi	154	Basavanagudi	Public
22	Nekar Bhavan	No.49, K.R.Road	167	Yediyur	Public
23	Office Of Annapurna Cooker House	No. 22 Or 37, Kanakapura Road-	153	Jayanagara	Residential



Sl. No.	Name of Heritage Site	Location	Ward no.	Ward name	Type of Building
24	Office Of The Deputy Superintendent Of Excise	No. 58, K.R. Road	167	Yediyur	Commercial
25	Public Building	No. 15, Vanivilas Road	142	Sunkenahalli	Public
26	Rajaram Cottage	No. 17, Kanakapura Road	153	Jayanagara	Residential
27	Residence 035	No. 15, Kanakapura Road	167	Yediyur	Residential
28	Residence 080	Small Bungalow Corner Of K.R. ROAD And H.B. Samaja Road	143	Vishveshwara Puram	Residential
29	Residence 081	Small Bungalow On K.R. Road	143	Vishveshwara Puram	Residential
30	Residence 082	Bungalow At The Corner Of K.R. Road And Surveyor Street	142	Sunkenahalli	Residential
31	Residence 083	No. 18(1) On Surveyor Street, Basavanaguidi	142	Sunkenahalli	Residential
32	Residence 084	No. 71, Surveyor Street, Basavanagudi	142	Sunkenahalli	Residential
33	Residence 085	No.51, Govindappa Road	143	Vishveshwara Puram	Residential
34	Residence 086	No.43, Govindappa Road	142	Sunkenahalli	Residential
35	Residence 087	No.136, Govindappa Road	142	Sunkenahalli	Residential
36	Residence 088	No.53/68, H.B.Samaja Road	143	Vishveshwara Puram	Residential
37	Residence 089	No. 17, Ratna Vilas Road	167	Yediyur	Residential
38	Residence 090	No. 39, Kanakapura Road At The Junction Of Ratna Vilas Road	167	Yediyur	Residential
39	Residence 093	No. (8) (1) Krishna Rao Road, Basavanagudi	143	Vishveshwara Puram	Residential
40	Seetharam Kuteer	No.31/47, Govindappa Road	143	Vishveshwara Puram	Residential
41	Shiva Temple And Sri Raghavendra Swamy Shrine	Govindappa Road	142	Sunkenahalli	Public
42	Star Gymnasium Club	M.N. Krishna Rao's Park	153	Jayanagara	Public
43	The East West School	At The Corner Of B.P. Wadia Road And K.R. Road	153	Jayanagara	Public
44	United Lodge Of Theosophists	No. 4 Or 15 Krishna Rao Road	143	Vishveshwara Puram	Public
45	Band stand	Lal Bagh	144	Siddapura	Open Space
46	Mareyamma Temple	Lalbhag fort road	143	Vishveshwara Puram	Public
47	No-168 Or 12 Srinivas Mahal	No-168 or 12, Vasavi temple street	143	Vishveshwara Puram	Residential



Sl. No.	Name of Heritage Site	Location	Ward no.	Ward name	Type of Building
48	No-170 Srinivasan	No-170 , Vasavi temple street	143	Vishveshwara Puram	Residential
49	Ramakrishna Math	Bull Temple Road,Mahantara Lay Out, Kempegowda Nagar	142	Sunkenahalli	Public
50	Residence 033	On Subramanya temple road, near Sajan Rao circle ,behind temple	143	Vishveshwara Puram	Residential
51	Residence Of The Director Of Horticulture	Lal Bagh	144	Siddapura	Public
52	Sajjan Rao's Chaultry And Kalyana Mantapa	Sajjan Rao Circle,Parvathipuram, Vishweshwarapura, Shankarapura	143	Vishveshwara Puram	Public
53	SRI RAMA TEMPLE	Sajjan Rao Circle,Food,Street Vishweshwarapura, Shankarapura,	143	Vishveshwara Puram	Public
54	Sri Simindhar Shantisuri Jain Temple	V V puram	143	Vishveshwara Puram	Public
55	Sri Srinivasa Temple	Sajjan Rao Circle	143	Vishveshwara Puram	Public
56	Sri Subrahmanya Swami Temple	Parvathipuram, Vishweshwarapura, Shankarapura,-	143	Vishveshwara Puram	Public
57	Sri Vasavi Kanyaka Parameshwari Temple	Vasavi Temple Road,Vishweshwarapura, Sudhama Nagar	143	Vishveshwara Puram	Public
58	The Glass House	At Lal Bagh	144	Siddapura	Public
59	Venkataramanesvami Temple - State Protected	Sajjan Rao Circle	143	Vishveshwara Puram	Public
<b>Natural Heritage</b>					
60	Lal Bagh	Lal Bagh	144	Siddapura	Open Space
61	MN Krishna rao park	Dewan Madhava Rao Road,Basavanagudi	167	Yediyur	Open Space
62	Bugle Rock park	Basvangudi	154	Basavanagudi	Open Space
63	Sajjan Rao circle	V V Puram	143	Vishveshwara Puram	Public
<b>Cultural Heritage</b>					
64	Kadlekai Parishad	Bull Temple Road	142	Sunkenahalli	Public
65	Food street	Vv Puram	143	Vishveshwara Puram	Public
66	Vidyathri Bhavan	Gandhi Bazaar	142	Sunkenahalli	Commercial

#### 4.3 Regulations for Gavipuram, Basavanagudi and VV Puram Heritage Zone



Regulations for Gavipuram, Basavanagudi and VV Puram Heritage Zone are given in **Table 6**.

**Table 6: Regulations for Gavipuram, Basavanagudi and VV Puram Heritage Zone**

Aspects of Regulation	Gavipuram, Basavanagudi and VV Puram Heritage Zone (Common Regulations)	Additional Regulations for Precinct 1: Gavi Gangadethswari temple with Kempegowda tower and Kempabuddhi lake	Additional Regulations for Precinct 2: Basavanagudi Settlement along with KR Park.
Regulations for all the Listed Heritage Sites in the particular heritage zone	<ul style="list-style-type: none"><li>Internal changes or adaptive reuse is allowed, extension to existing heritage sites, additional buildings in the open spaces / parking areas of the listed heritage sites is allowed provided it is in harmony with the architectural style and shall not detract from the heritage building with prior NOC of Authority / Heritage Committee.</li><li>No new buildings in Lalbagh gardens extents.</li><li>Additional regulations for State Protected Buildings of Kempe Gowda's Watch Towers in Gavipuram; GaviGangadehswara Temple, Malikarjuna Temple at Bull temple road, and Venkataramanaswamy temple at VV Puram: Area adjacent to the monument, 100 m is prohibited area and 200 m is regulated area from mining activities and other construction activities.</li><li>The existing building line to be maintained</li></ul>	<ul style="list-style-type: none"><li>Additional Regulation Area: Upto a distance of 30 m along the Lakshmi pura main road, 5th main road, Bagappa road, Devanathachar street and Sameerpura main road for new development for non-heritage buildings allowed but limited to 12 m from ground level or G+3 after clearance from Authority/ Heritage Committee.</li></ul>	<ul style="list-style-type: none"><li>Additional Regulation area: Upto a distance of 22 m or one property depth, whichever is lesser, along the either side of diagonal roads of Gandhi Bazaar street, Krishnarao road, Patalamma temple road, Subbaram Chetty road and the RV road, new development for non-heritage buildings allowed , but limited to 21 m in height after clearance from Authority/ Heritage Committee.</li><li>Upto a distance of 35m or one property depth which is ever is less, along the either side of KR Road, BP Wadia, Dewan Madhav Rao road, Kankapura road new development for non-heritage buildings allowed , but limited to 21 m in height after clearance from Authority/ Heritage Committee.</li><li>In rest of the Basavanagudi residential settlement, the building height is limited to 12 m.</li><li>The existing building line to be maintained for any new construction for all roads in this heritage precinct.</li></ul>



Aspects of Regulation	Gavipuram, Basavanagudi and VV Puram Heritage Zone (Common Regulations)	Additional Regulations for Precinct 1: Gavi Gangadeshwari temple with Kempegowda tower and Kempabuddhi lake	Additional Regulations for Precinct 2: Basavanagudi Settlement along with KR Park.
	for any new construction for all roads in this heritage zone.		
Infrastructure Upgradation	<ul style="list-style-type: none"> <li>• Road Widening, laying of utility lines allowed only with prior NOC of Authority / Heritage Committee.</li> <li>• No public infrastructure such as flyovers or OHTs allowed in this Heritage zone.</li> <li>• Pedestrian /NMT on streets to be demarcated for promoting easy access to these Heritage sites.</li> <li>• Provide parking facilities by planned interventions</li> </ul>	<ul style="list-style-type: none"> <li>• </li> </ul>	<ul style="list-style-type: none"> <li>• </li> </ul>
Vistas/ Views/ Skyline	<p>The following views to be preserved without any obstruction that mar the view of the listed heritage sites:</p> <ul style="list-style-type: none"> <li>• View from Gavi temple towards the main road.</li> <li>• View of Kempabudhi Lake and the tower</li> <li>• View of Junction from Temple entrance</li> <li>• All the entrances of LalBagh Gardens.</li> <li>• Gandhi Bazaar Street with its tree canopies.</li> <li>• Entrances to the KR Park</li> <li>• Food street vista of VV Puram.</li> </ul>	<ul style="list-style-type: none"> <li>• Street character of with Avenue plantation and market to be preserved for Gandhi Bazaar Street and all roads in this heritage precinct.</li> </ul>	<ul style="list-style-type: none"> <li>• Street character of with Avenue plantation and market to be preserved for Gandhi Bazaar Street and all roads in this heritage precinct.</li> </ul>



Aspects of Regulation	Gavipuram, Basavanagudi and VV Puram Heritage Zone (Common Regulations)	Additional Regulations for Precinct 1: Gavi Gangadheswari temple with Kempegowda tower and Kempabuddhi lake	Additional Regulations for Precinct 2: Basavanagudi Settlement along with KR Park.
Streetscape	<ul style="list-style-type: none"><li>Provide pedestrian footpaths to also facilitate street vending at Gandhi Bazaar and Bull temple road to facilitate for the Kadalekai Parishe festival.</li><li>Landscape and avenue plantation in accordance with the character of the place.</li><li>Streetscape elements and street furniture must consider the surrounding architectural character or designed in a manner that does not mar the character of the heritage zone/precinct.</li></ul>	<ul style="list-style-type: none"><li>Promoting of place making as a public space, inclusive of pedestrian pathways to facilitate cultural activities along lake and temple.</li></ul>	<ul style="list-style-type: none"><li>Promotion of place making as a public space, inclusive of pedestrian pathways</li></ul>
Signages	<ul style="list-style-type: none"><li>Signboards regarding information of the particular heritage building/site/zone/precinct except for traffic routes and boards to be allowed with prior clearance from C Authority which when are specifically designed (size of signboards/colour/font size etc.) in accordance to local context.</li><li>Commercial signboards should not obstruct view of the listed heritage sites.</li></ul>		



## 5. M.G.Road Heritage Zone [Map – 7]

### 5.1 Heritage and Urban Character of the Zone

Area was planned using British planning principles of creating linear axis and a vista between two focal points – St Mark's Cathedral on the West and the Trinity Church on the East. The Architectural styles for heritage buildings are predominantly Gothic and Colonial architecture. The heritage sites listed in this zone are presented in **Table 7**.

### 5.2 Typology

The heritage sites along MG road, Residency road and Richmond town were developed as recreational, religious, educational buildings and defence establishments. The heritage zone has Government, institutional, commercial and private properties.

**Table 7: Heritage sites in M.G. RoadHeritage Zone**

Sl. No.	Name of Heritage Site	Location	Ward no.	Ward name	Type of Building
<b>M.G.Road Heritage Zone</b>					
<b>Built Heritage</b>					
1	34,35 Anand & Associates	34,35 Anand & Associates Museum Road	111	Shantala Nagar	Residential
2	Andrew's Buildings	No. 113, M.G. Road	111	Shantala Nagar	Commercial
3	B Station	Mg Road	111	Shantala Nagar	Public
4	Bible Society	No.2, Mahatma Gandhi Road, Near Anil Kumble Circle,Shanthala Nagar, Ashok Nagar	111	Shantala Nagar	Commercial
5	Bowring Institute - State Protected	No. 19, St. Mark's Road	111	Shantala Nagar	Public
6	Church Of South Indian Trust Association	M.G.Road	111	Shantala Nagar	Public
7	East Parade Church	On Dickenson Road At The Junction Of M.G. Road	90	Halsoor	Public
8	Empire Theatre	No. 115, Kapoor's Building,(Previous Empire Theatre),M G Road M.G. Road	111	Shantala Nagar	Public
9	Higgin Botham's Bock Shop	74, M G Road,Opp. Metro Station	111	Shantala Nagar	Commercial
10	Holy Trinity Church	At the East End of M.G. Road, Trinity Circle-8,Trinity Circle	114	Agara	Public
11	Junction of MG	Brigade Road	111	Shantala	Commercial



Sl. No.	Name of Heritage Site	Location	Ward no.	Ward name	Type of Building
	Road And Brigade Road			Nagar	
12	Kaveri Art's Emporium	No. 45, Road,M.G. Road	111	Shantala Nagar	Commercial
13	Manekshaw Parade Grounds	Main Guard Cross Road,Shivaji Nagar	111	Shantala Nagar	Open Space
14	Mayo Hall And Municipal Offices	MG Road, Sivanchetti Gardens	111	Shantala Nagar	Public
15	No.40 Tract & Book Society	No.40, St. Marks Road	111	Shantala Nagar	Public
16	No.53 Tafe Access Ltd	St. Marks Road	111	Shantala Nagar	Commercial
17	No.63 India Garage	No.63 , St. Marks Road	111	Shantala Nagar	Commercial
18	NO.8 (Old No.40), Museum Road	No.8 (Old No.40), Museum Road	111	Shantala Nagar	Residential
19	No.9/1, Museum Road	No.9/1, Museum Road	111	Shantala Nagar	Residential
20	Opera House	Shop No. 57, Junction Of Residency Road, Brigade Rd, Shanthala Nagar, Ashok Nagar	111	Shantala Nagar	Public
21	Oriental Buildings	M.G. Road	111	Shantala Nagar	Commercial
22	Residence 005	Church St.	111	Shantala Nagar	Residential
23	St. Mark's Cathedral C.S.I. (1926 - 27)	No.1, Near To Chinnaswami Stadium, M.G. Road	111	Shantala Nagar	Public
24	The Emporium Dhavanam	M G Road	111	Shantala Nagar	Commercial
25	War Memorial	Junction of Residency Road and MG Road	111	Shantala Nagar	Public
<b>Natural Heritage</b>					
26	Manekshaw Parade Grounds	Main Guard Cross Road,Shivaji Nagar	111	Shantala Nagar	Open Space
<b>Cultural Heritage</b>					
27	Koshy's Cafe	St. Marks Road	111	Shantala Nagar	Commercial

### 5.3 Regulations for M.G.Road Heritage Zone

Regulations for M.G.Road Heritage Zone are given in **Table 8**.

**Table 8: Regulations for M.G. Road Heritage Zone**

<b>Aspects of Regulation</b>	<b>MG Road Heritage Zone (Common Regulations)</b>
Regulations for all the Listed Heritage Sites in the particular heritage zone	<ul style="list-style-type: none"> <li>Internal changes or adaptive reuse is allowed, extension to existing heritage sites, additional buildings in the open spaces / parking areas of the listed heritage sites is allowed provided it is in harmony with the architectural style and shall not detract from the heritage building with prior NOC of Authority / Heritage Committee.</li> <li>No new buildings and additional development in the Cariappa Park, Gen. Manekshaw grounds and RSI club premises</li> <li>Additional regulations for State Protected Building of Bowring's Institute: Area adjacent to the monument, 100 m is prohibited area and 200 m is regulated area from mining activities and other construction activities.</li> <li>Existing building line to be maintained on MG road to maximize commercial potential.</li> </ul>
Infrastructure Upgradation	<ul style="list-style-type: none"> <li>Road Widening, laying of utility lines allowed only with prior NOC of Authority / Heritage Committee.</li> <li>No public infrastructure such as flyovers or OHTs allowed in this Heritage zone.</li> <li>Pedestrian /NMT on streets to be demarcated for promoting easy access to these Heritage sites.</li> <li>Provide parking facilities by planned interventions.</li> </ul>
Vistas/ Views/ Skyline	No protrusion beyond the existing building line to be allowed, such that the view of the axis of MG road is maintained.
Streetscape	<ul style="list-style-type: none"> <li>Existing setback for commercial frontages is allowed for maximizing retail potential.</li> <li>No compound wall/ low rise (2' height from the ground level) compound walls for visual continuity from the road is recommended</li> <li>Streetscape elements &amp; street furniture must consider the surrounding architectural character or designed in a manner that does not mar the character of the heritage zone.</li> </ul>
Signages	<ul style="list-style-type: none"> <li>Signboards regarding information of the particular heritage building/site/zone/precinct except for traffic routes and boards to be allowed with prior clearance from Authority which when are specifically designed (size of signboards/colour/font size etc.) in accordance to local context.</li> <li>Commercial signboards should not obstruct view of the listed heritage sites.</li> </ul>

## 6. Shivajinagar Heritage Zone [Map – 8]

### 6.1 Heritage and Urban Character of the Zone

Shivaji nagar was part of the Cantonment area established by British, mainly a mixed use zone supporting markets, bazaars, religious places and neighbourhoods. Multicultural communities have been residing in these areas historically and are reflected through various processional streets.

The heritage sites listed in this zone are presented in **Table 9**.

### 6.2 Typology

Architecture styles seen in the heritage buildings are Colonial and Indo Sarcenic. They are mostly commercial buildings, with market areas with few institutional and religious buildings.

**Table 5: Heritage sites in Shivajinagar Heritage Zone**

Sl. No.	Name of Heritage Site	Location	Ward no.	Ward name	Type of Building
<b>Shivajinagar Heritage Zone</b>					
<b>Built Heritage</b>					
1	Bepari Masjid	At the Meeting Of Ebrahim Sahib Street And Jumma Masjid Road	91	Sampangiram Nagar	Public
2	Bowring & Lady Curzon Hospitals	Lady Curzon Rd, Tasker Town, Shivaji Nagar	110	Sampangiram Nagar	Public
3	Jamia Masjid/ Sangian Jamia Masjid	No. 11, Jumma Masjid Road, Shivaji Nagar	110	Sampangiram Nagar	Public
4	Masjid - E - Azam	No. 93, Jumma Masjid Road	91	Bharathi Nagar	Public
5	Meenakshi Amman Koil	No. 16, Meenakshi Koil Street	91	Bharathi Nagar	Public
6	Meenakshi Kovil Temple	Shivajinagar	110	Sampangiram Nagar	Public
7	Residence_5	Office Cum Residence, Mf Norrona Street	110	Sampangiram Nagar	Mixed
8	Russell Market	Mf Norrona Street, Shivaji Nagar	91	Bharathi Nagar	Commercial
9	Srimadmukhyasingar Koil	Jumma Masjid Road Tasker Town, Sampangi Rama Nagar	101	Sampangiram Nagar	Public
10	St. Mary's Basilica	Msgr. F. Noronha Road,Shivaji Nagar Shivaji Nagar	91	Bharathi Nagar	Public
11	St. Paul's Church	Bowring Hospital Road	110	Sampangiram Nagar	Public
<b>Cultural Heritage</b>					
12	St. Mary's Feast/Russel Market	Noronha Road/ Broadway Street	110	Sampangiram Nagar	Public

**6.3 Regulations for Shivaji Nagar Heritage Zone**Regulations for Shivajinagar Heritage Zone are given in **Table 10**.**Table 10: Regulations for Shivaji Nagar Heritage Zone**

Aspects of Regulation	Shivaji Nagar Heritage Zone (Common Regulations)
Regulations for all the Listed Heritage Sites in the particular heritage zone	<ul style="list-style-type: none"> <li>Internal changes or adaptive reuse is allowed, extension to existing heritage sites, additional buildings in the open spaces / parking areas of the listed heritage sites is allowed provided it is in harmony with the architectural style and shall not detract from the heritage building with prior NOC of Authority / Heritage Committee.</li> </ul>
Infrastructure Upgradation	<ul style="list-style-type: none"> <li>Road Widening, laying of utility lines allowed only with prior NOC of Authority / Heritage Committee.</li> <li>Pedestrian /NMT on streets to be demarcated for promoting easy access to these</li> </ul>



Aspects of Regulation	Shivaji Nagar Heritage Zone (Common Regulations)
	<p>Heritage sites.</p> <ul style="list-style-type: none"> <li>Provide parking facilities by planned interventions</li> </ul>
Vistas/ Views/ Skyline	
Streetscape	<ul style="list-style-type: none"> <li>Processional street of Meenakshi Kovil Street for St. Mary's Feast and Noroman Street (opp Russell Market) to be upgraded for better pedestrian access and movement.</li> <li>Streetscape elements &amp; street furniture must consider the surrounding architectural character or designed in a manner that does not mar the character of the heritage zone.</li> </ul>
Signages	<ul style="list-style-type: none"> <li>Signboards regarding information of the particular heritage building/site/zone/precinct except for traffic routes and boards to be allowed with prior clearance from Authority which when are specifically designed (size of signboards/colour/font size etc.) in accordance to local context.</li> <li>Commercial signboards should not obstruct view of the listed heritage sites.</li> </ul>

## 7. Cleveland Town Heritage Zone [Map -9]

### 7.1 Heritage and Urban Character of the Zone

The Promenade road is treated as an axis with major educational and religious church institutions on its either side, bounded by a Coles Park at its corner, shaded by avenue trees along the roads. The residential built form is mostly low rise with few newer taller buildings. The heritage sites listed in this zone are presented in **Table 11**.

### 7.2 Typology

Prominently educational buildings and church buildings with large parks and open spaces. Architecture styles seen in the heritage buildings are Colonial.

**Table 11: Heritage sites in Cleveland Town Heritage Zone**

Sl. No.	Name of Heritage Site	Location	Ward No.	Ward Name	Type of Building
<b>Cleveland Town Heritage Zone</b>					
<b>Built Heritage</b>					
1	C.S.I. St. John's Church	On St. John's Church Road	78	Pulikeshi Nagar	Public
2	Good Will Girl's High School	Opposite Cole's Park On Its North, No. 5, Promenade Rd, Pulikeshi Nagar	78	Pulikeshi Nagar	Public
3	Paradise	No. 19, Spencer Road	78	Pulikeshi Nagar	Residential
4	Philomena Pavilion	On Promenade Road At The Corner Of Cleveland Road	78	Pulikeshi Nagar	Residential
5	Seventh Day Adventist High School	No. 20, Spenser Road	78	Pulikeshi Nagar	Public
6	St. Francis Xavier's	On St. John's Church	78	Pulikeshi Nagar	Public



Sl. No.	Name of Heritage Site	Location	Ward No.	Ward Name	Type of Building
	Cathedral	Road Cleveland Town			
7	St. Germain High School	At Rev. Fr. Sarvanton Circle Promenade Road, Frazer Town,	78	Pulikeshi Nagar	Public
8	St. Joseph's Church And Convent	On Promenade Road	78	Pulikeshi Nagar	Public
9	St. Stephen's Luthyean Church	15/1, Promenade Rd, Cleveland Town	63	Jayamahal	Public
10	Wesley (English) Church	Opposite Cole's Park On Its North, No. 11, Promenade Road, Cleveland Town, Pulikeshi Nagar	78	Pulikeshi Nagar	Public

### 7.3 Regulations for Cleveland Town Heritage Zone

Regulations for Cleveland Town Heritage Zone are given in **Table 12**

**Table 12: Regulations for Cleveland Town Heritage Zone**

Aspects of Regulation	Cleveland Town Heritage Zone (Common Regulations)
Regulations for all the Listed Heritage Sites in the particular heritage zone	<ul style="list-style-type: none"> <li>Internal changes or adaptive reuse is allowed, extension to existing heritage sites, additional buildings in the open spaces / parking areas of the listed heritage sites is allowed provided it is in harmony with the architectural style and shall not detract from the heritage building with prior NOC of Authority / Heritage Committee.</li> <li>New development for non-heritage buildings allowed but limited to 18 m from ground level or G+5 and in any case not higher than the Dome of St. Francis Xavier Cathedral after clearance from Authority/ heritage Committee.</li> <li>Existing building lines to be maintained, with no new developments or additions can protrude beyond all roads in the heritage zone.</li> <li>Architectural features/elements of existing heritage buildings to be adapted for new developments to maintain the character of the heritage zone</li> </ul>
Infrastructure Upgradation	<ul style="list-style-type: none"> <li>Road Widening, laying of utility lines allowed only with prior NOC of Authority / Heritage Committee.</li> <li>Pedestrian /NMT on streets to be demarcated for promoting easy access to these Heritage sites.</li> </ul>
Vistas/ Views/ Skyline	<ul style="list-style-type: none"> <li>Street edge improvements to be undertaken to allow more visual connect to the monumental architectural character of the heritage institutional buildings with prior clearance from Authority / Heritage Committee.</li> </ul>
Streetscape	<ul style="list-style-type: none"> <li>Landscape and Avenue plantation in accordance with the character of the place.</li> <li>To promote pedestrian pathways to be developed as a public realm.</li> <li>Streetscape elements &amp; street furniture must consider the surrounding architectural character or designed in a manner that does not mar the character of the heritage zone.</li> </ul>
Signages	<ul style="list-style-type: none"> <li>Signboards regarding information of the particular heritage building/site/zone/precinct except for traffic routes and boards to be allowed with prior clearance from Authority which when are specifically designed (size of</li> </ul>



Aspects of Regulation	Cleveland Town Heritage Zone (Common Regulations)
	<p>signboards/colour/font size etc.) in accordance to local context.</p> <ul style="list-style-type: none"> <li>No commercial hoardings allowed on the listed heritage buildings/ within heritage site.</li> <li>Commercial signboards should not obstruct view of the listed heritage sites.</li> </ul>

## 8. Richard's Town Heritage Zone [Map -10]

### 8.1 Heritage and Urban Character of the Zone

This zone has grid pattern roads with a centrally located Richards Park, and the monumental Holy Ghost Church culminates along the axis of Clarke road. This zone has mostly residential units with avenue plantation along the roads. Colonial Architecture and contemporary architecture character can be seen in this zone. Tree lined avenues along roads characteristic of this zone. The heritage sites listed in this zone are presented in **Table 13**.

### 8.2 Typology

Neighbourhood typology, with Church building at the end of axis along with central park. Residences are predominantly bungalow type with upcoming apartment complexes.

**Table 13: Heritage sites in Richards Town Heritage Zone**

Sl. No.	Name of Heritage Site	Location	Ward No.	Ward Name	Type of Building
<b>Richard's Town Heritage Zone</b>					
<b>Built Heritage</b>					
1	#20, Hall road bungalow	Behind Clarence School,	60	Sagayarapura	Residential
2	AJ Kurian residence	#2, Hall Road	60	Sagayarapura	Residential
3	Aquaint Mosque	At The Western End Of Hall Road	60	Sagayarapura	Public
4	French Loaf restaurant	At The Junction Of Clarke Road And Viviani Road	60	Sagayarapura	Commercial
5	Holy Ghost church	Richards Town	60	Sagayarapura	Public
6	ISMAILA	No. 22, Hall Road	60	Sagayarapura	Residential
7	Mizpah Telegu Church	On Clarke Road At The Crossin Gof Pottery Road	60	Sagayarapura	Public
8	Nawgiri residence	#8, Davis Road	60	Sagayarapura	Residential
9	Residence 018	#42, Viviani Road	60	Sagayarapura	Residential
10	Residence 019	#57/59, Viviani Road	60	Sagayarapura	Residential
11	Residence 020	#10, Clarke Road	60	Sagayarapura	Residential
12	Residence 062	Between Of Clarence School And 1, Armstrong Road	60	Sagayarapura	Residential
13	Residence 063	#14&15, Hall Road	60	Sagayarapura	Residential
14	Residence 064	#2, Armstrong Road	60	Sagayarapura	Residential
15	Residence 065	#3, Armstrong Road	60	Sagayarapura	Residential



Sl. No.	Name of Heritage Site	Location	Ward No.	Ward Name	Type of Building
16	Residence 066	#18, Armstrong Road	60	Sagayarapura	Residential
17	Residence 067	#23, Viviani Road	60	Sagayarapura	Residential
18	Residence 068	#32, Viviani Road	60	Sagayarapura	Residential
19	Residence 069	No. 13, Pottery Road	60	Sagayarapura	Residential
20	Residence 073	Trippenbach, #27/1 Vivani Road	60	Sagayarapura	Residential
21	Residence 074	Pottery Road At The Junction Of Rogers Road	60	Sagayarapura	Residential
22	Residence 3	No. 14, Clarke Road At The Crossing Of Viviani Road	60	Sagayarapura	Commercial
23	Sisters of Servants of Mary	#6, Hall Road	60	Sagayarapura	Public
24	St. Stephens old age home	No. 14, Clarke Road	60	Sagayarapura	Public
<b>Natural Heritage</b>					
25	Richards park	Parks established by the British around neighbourhoods	60	Sagayarapura	Open Space

### 8.3 Regulations for Richard's Town Heritage Zone

Regulations for Richard's Town Heritage Zone are given in **Table 14**

**Table 14: Regulations for Richard's Town Heritage Zone**

Aspects of Regulation	Richard's Town Heritage Zone (Common Regulations)
Regulations for all the Listed Heritage Sites in the particular heritage zone	<ul style="list-style-type: none"> <li>Internal changes or adaptive reuse is allowed, extension to existing heritage sites, additional buildings in the open spaces / parking areas of the listed heritage sites is allowed provided it is in harmony with the architectural style and shall not detract from the heritage building with prior NOC of Authority / Heritage Committee.</li> <li>New development for non-heritage buildings allowed but limited to 21 m from ground level or G+6 after clearance from Authority/ heritage Committee.</li> <li>Existing building lines to be maintained, with no new developments or additions can protrude beyond all roads in the heritage zone.</li> <li>Architectural features/elements of existing heritage buildings to be adapted for new developments to maintain the character of the zone.</li> </ul>
Infrastructure Upgradation	<ul style="list-style-type: none"> <li>Road Widening, laying of utility lines allowed only with prior NOC of Authority / Heritage Committee.</li> <li>Pedestrian /NMT on streets to be demarcated for promoting easy access to these Heritage sites.</li> </ul>
Vistas/ Views/ Skyline	<ul style="list-style-type: none"> <li>Existing tree lined avenue streets to be retained, connecting the Richards Park and the Holy Ghost Church, Clarke road, Hall road, Davis road, Cookson road, John Armstrong road</li> <li>Street edge improvements to be undertaken to allow more visual connect to the monumental architectural character of the heritage institutional buildings with prior clearance from Authority / Heritage Committee.</li> </ul>



Aspects of Regulation	Richard's Town Heritage Zone (Common Regulations)
Streetscape	<ul style="list-style-type: none"> <li>Landscape and Avenue plantation in accordance with the character of the place.</li> <li>To promote pedestrian pathways to be developed as a public realm.</li> <li>Streetscape elements &amp; street furniture must consider the surrounding architectural character or designed in a manner that does not mar the character of the heritage zone.</li> </ul>
Signages	<ul style="list-style-type: none"> <li>Signboards regarding information of the particular heritage building/site/zone/precinct except for traffic routes and boards to be allowed with prior clearance from Authority which when are specifically designed (size of signboards/colour/font size etc.) in accordance to local context.</li> <li>No commercial hoardings allowed on the listed heritage buildings/ within heritage site.</li> <li>Commercial signboards should not obstruct view of the listed heritage sites.</li> </ul>

## 9. Malleshwaram Heritage Zone [Map -11 and Map 12]

### 9.1 Heritage and Urban Character of the Zone

This heritage zone locates the historic 17th century heritage site of the Kadu Malleshwara temple, its temple tank and the proximal flower market. The Sampige road street character along the temple is of the markets selling temple ritualist items. The second precinct is the residence of the distinguished person, and Noble Laureate and Scientist Mr. C.V.Raman, that exhibits architectural character located on a large landscaped plot. The heritage sites listed in this zone are presented in **Table 15**.

### 9.2 Typology

The typology of Precinct 1 is of a temple precinct including temple and kalyani / temple tank along with the flower market, whereas precinct 2 typology is of plotted individual house (bungalow type)

**Table 15: Heritage sites in Malleshwaram Heritage Zone**

Sl. No.	Name of Heritage Site	Location	Ward No.	Ward name	Type of Building
<b>Malleshwaram Heritage Zone: Precinct 1: Kadu Malleshwara Temple Precinct</b>					
<b>Built Heritage</b>					
1	Kadu Malleshwaram Shiva temple	15th Cross Road,Vyalikaval, Kodandarampura, Malleshwaram	65	Kadu Malleshwara Ward	Public
<b>Malleshwaram Heritage Zone: Precinct 2: CV Raman House "Panchavati"</b>					
<b>Built Heritage</b>					
2	CV Raman's residence	CV Raman Road, Kodandarampura, Malleshwaram	65	Kadu Malleshwara Ward	Public

### 9.3 Regulations for Malleshwaram Heritage Zone

Regulations for Malleshwaram Precinct – 1 and Precinct – 2 are given in **Table 16**.

**Table 16: Regulations for Malleshwaram Heritage Zone**

Aspects of Regulation	Malleshwaram Heritage Zone Precinct 1: Kadu Malleshwara Temple Precinct	Malleshwaram Heritage Zone Precinct Precinct 2: CV Raman House "Panchavati" property
Regulations for all the Listed Heritage Sites in the particular heritage zone	<ul style="list-style-type: none"><li>The listed heritage temple to be preserved and maintained, no additions, renovations, repair without the prior NOC from Authority and Heritage Committee.</li><li>Additional Regulation area: An influence area of the temple precinct upto distance of 30m from the boundary of the temple property along the 15th cross road, 2nd temple street, any additional development/redevelopment or construction along the influence / additional regulation area to be limited to 12m or G+3 structure.</li><li>Existing building lines to be maintained, with no new developments or additions can protrude beyond all roads in the heritage zone.</li><li>Architectural features/elements of existing heritage buildings to be adapted for new developments to maintain the character of the zone.</li></ul>	<ul style="list-style-type: none"><li>The listed heritage site to be preserved and maintained, no additions, renovations, repair without the prior NOC from Authority and Heritage Committee.</li><li>Additional Regulation area: An influence area upto distance of 20m from the boundary of property along the abutting roads of 15th cross, 10th main and 8th main., any additional development/ redevelopment or construction along the influence / additional regulation area to be limited to 12m or G+3 structure.</li><li>Existing building lines to be maintained, with no new developments or additions can protrude beyond all roads in the heritage zone.</li></ul>
Infrastructure Upgradation	<ul style="list-style-type: none"><li>Road Widening, laying of utility lines allowed only with prior NOC of Authority / Heritage Committee.</li><li>Pedestrian /NMT on streets to be demarcated for promoting easy access to these Heritage sites</li></ul>	<ul style="list-style-type: none"><li>Any road improvements or junction improvements undertaken along the main roads to have clearance from the Authority / Heritage Committee.</li></ul>
Vistas/ Views/ Skyline	<ul style="list-style-type: none"><li>Street edge improvements to be undertaken to allow more visual connect to the monumental architectural character of the heritage institutional buildings with prior clearance from Authority / Heritage Committee.</li></ul>	
Streetscape	<ul style="list-style-type: none"><li>To promote pedestrian pathways to be developed as a public realm.</li><li>Streetscape elements &amp; street furniture must consider the surrounding architectural character or designed in a manner that does not mar the character of the heritage zone.</li><li>Any road improvements or junction improvements undertaken along the main roads to have clearance from the</li></ul>	<ul style="list-style-type: none"><li>Landscaping and Avenue plantation in accordance to the precinct.</li><li>Streetscape street furniture must consider the surrounding architectural character.</li></ul>



Aspects of Regulation	Malleshwaram Heritage Zone Precinct 1: Kadu Malleshwara Temple Precinct	Malleshwaram Heritage Zone Precinct Precinct 2: CV Raman House "Panchavati" property
	Authority / Heritage Committee.	
Signages	<ul style="list-style-type: none"> <li>Signboards regarding information of the particular heritage building/site/zone/precinct except for traffic routes and boards to be allowed with prior clearance from Authority which when are specifically designed (size of signboards/colour/font size etc.) in accordance to local context.</li> <li>No commercial hoardings allowed on the listed heritage buildings/ within heritage site.</li> <li>Commercial signboards should not obstruct view of the listed heritage sites.</li> </ul>	

## 10. Ulsoor Heritage Zone [Map 13]

### 10.1 Heritage and Urban Character of the Zone

The 15th century Ulsoor settlement was established by the Vijaynagar kings, is centered around the Someshwar temple complex including its processional car street near the Halasuru lake. Consequently, the British established their Cantonment around the Ulsoor Lake and large migration of Tamils seen in this area during the same period. The heritage sites listed in this zone are presented in **Table 17**.

### 10.2 Typology

Temple complex along with its processional route along the Car Street and low rise residential areas.

**Table 17: Heritage sites in Ulsoor Heritage Zone**

Sl. No.	Name of Heritage Site	Location	Ward No.	Ward Name	Type of Building
<b>Ulsoor Heritage Zone</b>					
<b>Built Heritage</b>					
1	Aurobindo Bhavan	#9, Aurobindo Bhavan, Gangadhar Chetty Road	90	Halsoor	Public
2	Kempegowda Tower - State Protected	On South Western End Of Ulsoor Lake	90	Halsoor	Public
3	Ksb Mani, Insurance House	No.6, Ulsoor Road	90	Halsoor	Residential
4	Residence On Milkmanstreet	Milkmanstreet	111	Shantala Nagar	Residential
5	Sikh Gurudwara	On Near Ulsoor Lake	90	Halsoor	Public
6	Siva Temple	Shiva TEMPLE On	90	Halsoor	Public



Sl. No.	Name of Heritage Site	Location	Ward No.	Ward Name	Type of Building
		Gangadhar Chetty Road			
7	Someswar Temple	Gurdwara Road, Ulsoor	90	Halsoor	Public
8	Wesley Centenary Church	Ulsoor Meanee Ave Rd, Ulsoor	111	Shantala Nagar	Public
<b>Natural Heritage</b>					
9	Ulsoor Lake	Ulsoor	90	Halsoor	Open Space
<b>Cultural Heritage</b>					
10	Someshwara Temple Car festival Route	Path Around Someshwara Temple Between Car Street and Bazaar Street	90	Halsoor	Public

### 10.3 Regulations for Ulsoor Town Heritage Zone

Regulations for Ulsoor Heritage Zone are given in **Table 18**

**Table 18: Regulations for Ulsoor Heritage Zone**

Aspects of Regulation	Ulsoor Heritage Zone (Common Regulations)
Regulations for all the Listed Heritage Sites in the particular heritage zone	<ul style="list-style-type: none"> <li>Internal changes or adaptive reuse is allowed; extension to existing heritage sites, additional buildings in the open spaces / parking areas of the listed heritage sites is allowed provided it is in harmony with the architectural style and shall not detract from the heritage building.</li> <li>Existing building lines along the Someshwar temple road and Car Street to be retained, maintained, with no new developments or additions can protrude beyond all roads in the heritage zone.</li> <li>Architectural features/elements of existing heritage buildings to be adapted for new developments to maintain the character of the zone.</li> </ul>
Infrastructure Upgradation	<ul style="list-style-type: none"> <li>Pedestrian /NMT on streets to be demarcated for promoting easy access to these Heritage sites.</li> </ul>
Vistas/ Views/ Skyline	<ul style="list-style-type: none"> <li>The visual vista created along the Someshwar temple road that has view to the Someshwara Temple to be retained.</li> </ul>
Streetscape	<ul style="list-style-type: none"> <li>To promote pedestrian pathways to be developed as a public realm.</li> <li>Streetscape elements &amp; street furniture must consider the surrounding architectural character or designed in a manner that does not mar the character of the heritage zone.</li> </ul>
Signages	<ul style="list-style-type: none"> <li>Signboards regarding information of the particular heritage building/site/zone/precinct except for traffic routes and boards to be allowed with prior clearance from Authority which when are specifically designed (size of signboards/colour/font size etc.) in accordance to local context.</li> <li>No commercial hoardings allowed on the listed heritage buildings/ within heritage site</li> </ul>



## 11. Whitefield Inner Circle Heritage Zone [Map -14]

### 11.1 Heritage and Urban Character of the Zone

The Anglo-Indian settlement in Whitefield developed outside the city core in 1882 after granting of land by the Mysore State to the Eurasian and Anglo Indian Association, Mysore and Coorg (E&AI) for the establishment of agricultural settlements. The origin of the settlement was around the inner circle, a circular urban form- a self-sufficient community built in between concentric roads with a central circular park. The heritage sites listed in this zone are presented in **Table 19**.

### 11.2 Typology

Intimate scale of the settlement due to the central circular park, encircled by inner circle road and Ecumenical Christian Centre, CSI Memorial Church and Whitefield Club and Anglo Indian residential settlements bounded by the Outer circle road.

**Table 19: Heritage sites in Whitefield Heritage Zone**

Sl. No.	Name of Heritage Site	Location	Ward No.	Ward name	Type of Building
<b>Whitefield Inner Circle Heritage Zone</b>					
<b>Built Heritage</b>					
1	CSI memorial church	Inner Circle, Whitefield	84	Hagadur	Public
2	Ecumenical Christian Center	Whitefield	84	Hagadur	Public
3	Whitefield club	No 57/2, Whitefield Main Road, Whitefield	84	Hagadur	Public

### 11.3 Regulations for Whitefield Heritage Zone

Regulations for Whitefield Heritage Zone are given in **Table 20**

**Table 20: Regulations for Whitefield Heritage Zone**

Aspects of Regulation	Whitefield Heritage Zone
Regulations for all the Listed Heritage Sites in the particular heritage zone	<ul style="list-style-type: none"> <li>Internal changes or adaptive reuse is allowed; extension to existing heritage sites, additional buildings in the open spaces / parking areas of the listed heritage sites is allowed provided it is in harmony with the architectural style and shall not detract from the heritage building.</li> <li>No development allowed in the central open space bounded by the Inner Circle road, except for amenities, and street furniture with prior NOC of Authority/ Heritage Committee.</li> <li><u>Additional Regulation Area:</u> Upto a distance of 15 m from the 1sr cross road and 2nd cross road, that bounds the CSI Memorial church, new development for non-heritage buildings is limited to 9 m from ground level.</li> <li>Existing building lines to be retained, maintained, with no new developments or additions can protrude beyond all roads in the heritage zone.</li> </ul>



Aspects of Regulation	Whitefield Heritage Zone
Infrastructure Upgradation	<ul style="list-style-type: none"> <li>Any road improvements or junction improvements undertaken along the main roads to have clearance from the Authority / Heritage Committee.</li> <li>Pedestrian /NMT on streets to be demarcated for promoting easy access to these Heritage sites.</li> </ul>
Vistas/ Views/ Skyline	<ul style="list-style-type: none"> <li>The intimate scale of the settlement to be retained, with Visual connection to the ECC from the circular and radial roads.</li> </ul>
Streetscape	<ul style="list-style-type: none"> <li>To promote pedestrian pathways to be developed as a public realm.</li> <li>Streetscape elements &amp; street furniture must consider the surrounding architectural character or designed in a manner that does not mar the character of the heritage zone.</li> </ul>
Signages	<ul style="list-style-type: none"> <li>Signboards regarding information of the particular heritage building/site/zone/precinct except for traffic routes and boards to be allowed with prior clearance from Authority which when are specifically designed (size of signboards/colour/font size etc.) in accordance to local context.</li> </ul>

## 12. Begur Temple Heritage Zone [Map-15]

### 12.1 Heritage and Urban Character of the Zone

The 8<sup>th</sup> century Pancha Linga Nageshwara Temple complex of the Ganga dynasty period, is a State Protected monument. The Begur fort is a circular fort is in a dilapidated state with a small temple within the fort walls. The heritage sites listed in this zone are presented in **Table 21**.

### 12.2 Typology

The heritage zone consists of the temple complex, the Begur lake and the proximal fort connected by the Begur road. The neighbouring area mainly consists of low rise individual houses and apartments with 4 to 5 floors.

**Table 21: Heritage sites in Begur Temple Heritage Zone**

Sl. No.	Name of Heritage Site	Location	Ward No.	Ward name	Type of Building
<b>Begur Temple Heritage Zone</b>					
<b>Built Heritage</b>					
1	Begur Fort	Begur, Akshayanagar	192	Begur	Public
2	Pancha Linga Nageshwara Temple - State Protected	Begur Main Road,Begur	192	Begur	Public

### 12.3 Regulations for Begur Heritage Zone

Regulations for Begur Heritage Zone are given in **Table 22**

**Table 22: Regulations for Begur Temple Heritage Zone**

<b>Aspects of Regulation</b>	<b>Begur Temple Heritage Zone</b>
Regulations for all the Listed Heritage Sites in the particular heritage zone	<ul style="list-style-type: none"> <li>The Begur lake needs to be maintained and development of the lake front may be considered as a public space.</li> <li>Additional regulations for State Protected Building of Panch Linga Nageshwar Temple Complex: Area adjacent to the monument, 100 m is prohibited area and 200 m is regulated area from mining activities and other construction activities</li> </ul>
Infrastructure Upgradation	<ul style="list-style-type: none"> <li>Any road improvements or junction improvements undertaken along the main roads to have clearance from the Authority / Heritage Committee.</li> <li>Pedestrian /NMT on streets to be demarcated for promoting easy access to these Heritage sites.</li> </ul>
Vistas/ Views/ Skyline	<ul style="list-style-type: none"> <li>The visual vista created along the Someshwar temple road that has view to the Someshwara Temple to be retained.</li> </ul>
Streetscape	<ul style="list-style-type: none"> <li>Provide pedestrian pathways with wide footpaths to improve and provide access and connectivity to temple complex and Fort.</li> <li>Streetscape elements &amp; street furniture must consider the surrounding architectural character or designed in a manner that does not mar the character of the heritage zone.</li> </ul>
Signages	<ul style="list-style-type: none"> <li>Signboards regarding information of the particular heritage building/site/zone/precinct except for traffic routes and boards to be allowed with prior clearance from Authority which when are specifically designed (size of signboards/colour/font size etc.) in accordance to local context.</li> </ul>

### 13. Bangalore Palace Heritage Zone [Map-16]

#### 13.1 Heritage and Urban Character of the Zone

Palace situated amongst large gardens and open space. The open space is a major green lung space for the city. The Kempegowda Watch Tower, a State Protected Heritage Site is located in this heritage zone. The heritage sites listed in this zone are presented in **Table 23**.

#### 13.2 Typology

The Bangalore Palace is of Tudor style architecture with fortified towers, battlements and turrets.

**Table 23: Heritage sites in Bangalore Palace Heritage Zone**

Sl. No.	Name of Heritage Site	Location	Ward No.	Ward name	Type of Building
<b>Bangalore Palace Heritage Zone</b>					
<b>Built Heritage</b>					
1	Bangalore Palace	Palace Grounds, Vasanth Nagar	35	Armane Nagar	Public
2	Kempegowda tower/park -	Near Ramana Maharishi	35	Armane Nagar	Public



Sl. No.	Name of Heritage Site	Location	Ward No.	Ward name	Type of Building
	State Protected	Park,Mekhri circle			
<b>Natural Heritage</b>					
1	Palace grounds	Jayamahal	93	Vasanth Nagar	Open Space

### 12.3 Regulations for Bangalore Palace Heritage Zone

Regulations for Bangalore Palace Heritage Zone are given in **Table 24**.

**Table 24: Regulations for Begur Temple Heritage Zone**

Aspects of Regulation	Bangalore Palace Heritage Zone
Regulations for all the Listed Heritage Sites in the particular heritage zone	<ul style="list-style-type: none"><li>Additional regulations for State Protected Kempegowda Watch Tower: Area adjacent to the monument, 100 m is prohibited area and 200 m is regulated area from mining activities and other construction activities</li></ul>
Infrastructure Upgradation	<ul style="list-style-type: none"><li>Any road improvements or junction improvements undertaken along the main roads to have clearance from the Authority / Heritage Committee</li></ul>
Vistas/ Views/ Skyline	
Streetscape	<ul style="list-style-type: none"><li>Streetscape elements &amp; street furniture must consider the surrounding architectural character or designed in a manner that does not mar the character of the heritage zone.</li></ul>
Signages	<ul style="list-style-type: none"><li>Information of the particular heritage building/site/zone/precinct except for traffic routes and boards to be allowed with prior clearance from Authority which when are specifically designed (size of signboards/colour/font size etc.) in accordance to local context.</li></ul>

RMP for BDA LPA-2031 (Draft)  
MAP 1: PROPOSED HERITAGE ZONE 1

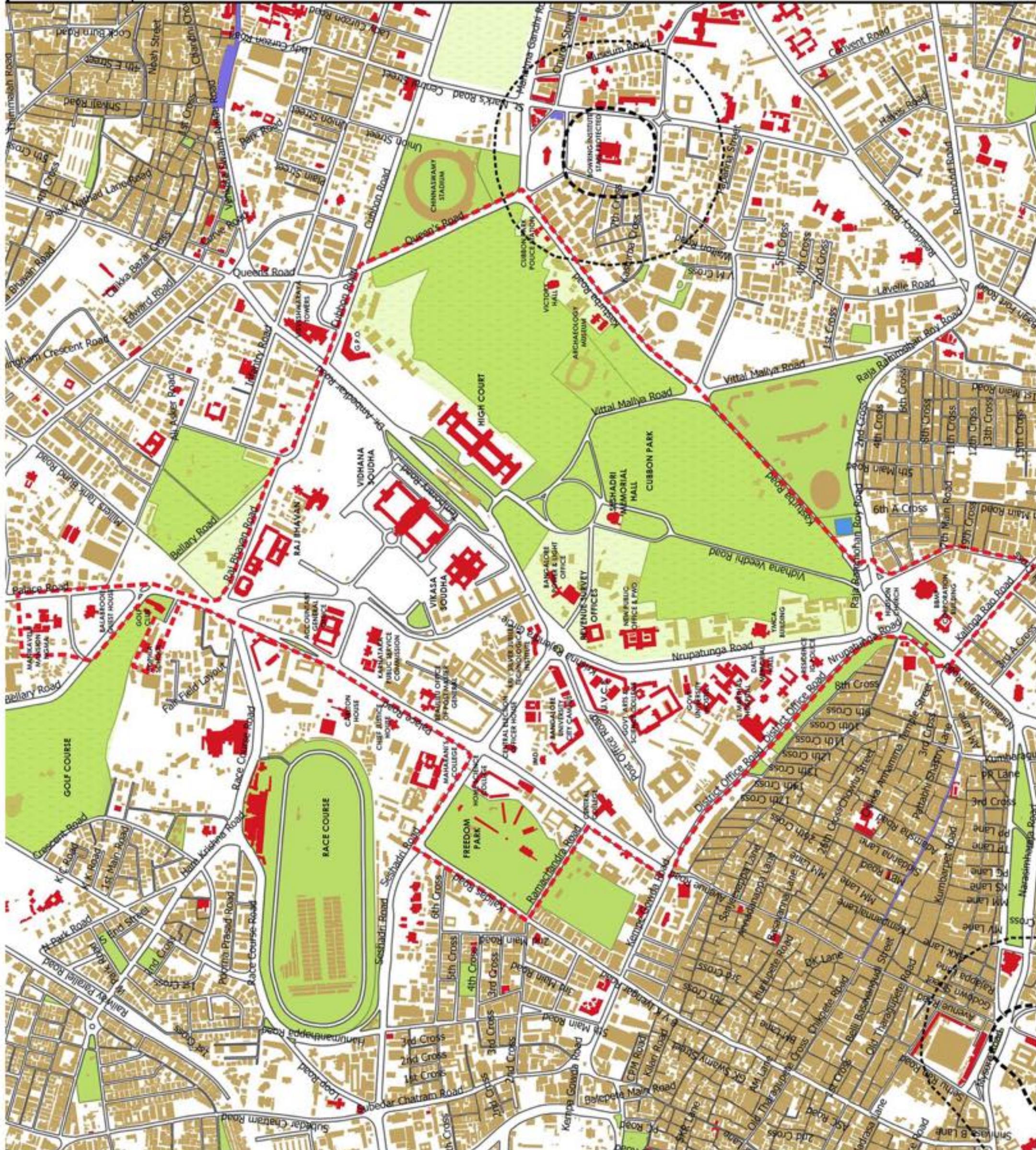
## Central Administrative Heritage Zone

### EXTENTS OF THE HERITAGE ZONE

The Central Administrative Heritage zone includes the area bounded by the Raj Bhavan Road extending till the Ubhayakar circle (and including the Golf club) along the Palace cross road, extending northwards till the NGMA building and taking a turn and meeting the Chowdiah road, back along the Palace road, along the Chalukya Circle and taking turn at Seshadri road to include the boundary/ extents of Freedom Park, along the Sir Y. Ramachandra Road, meeting the Palace road again till meeting the KG road at the State Bank of Mysore junction and continuing along the District Office road, meeting the Hudson circle / Corporation circle, taking turn at Mysore road to include the Kemppegowda statue, thereby taking a turn to Kalinga Road road (to include the BBMP Corporation buildings and taking a turn at Devaraha Samaja road and then extending along the Kasturba road, taking a turn to Queens road at Queens circle and then meeting the Raj Bhavan road.

### LEGEND

	Heritage Zones
	Built Heritage
	Natural Heritage
	Cultural Heritage
	Roads
	Buildings
	WaterBodies
	Parks & Open spaces
	Prohibited area (100mts)
	Regulated area (200mts)



**RMP for BDA LPA-2031 (Draft)**  
**MAP 2: PROPOSED HERITAGE**  
**PRECINCTS 1, 2 & 3**  
**Central Administrative**  
**Heritage Zone**

**EXTENTS OF THE PRECINCTS IN THE HERITAGE ZONE**

Precinct 1: Administrative Complex of Vidhana Soudha/Vikas Soudha, High Court and GPO.

Its boundary includes along the Raj Bhavan road, meeting the Chalukya circle, taking a turn at Dr. Ambedkar Road that runs behind the Vidhan Soudha Complex, taking turn just before the KR circle and extending till the back of the High Court building property line and extending to GPO heritage building and meeting the Raj Bhavan road again.

Precinct 2: Cubbon Park and surrounding Buildings Precinct

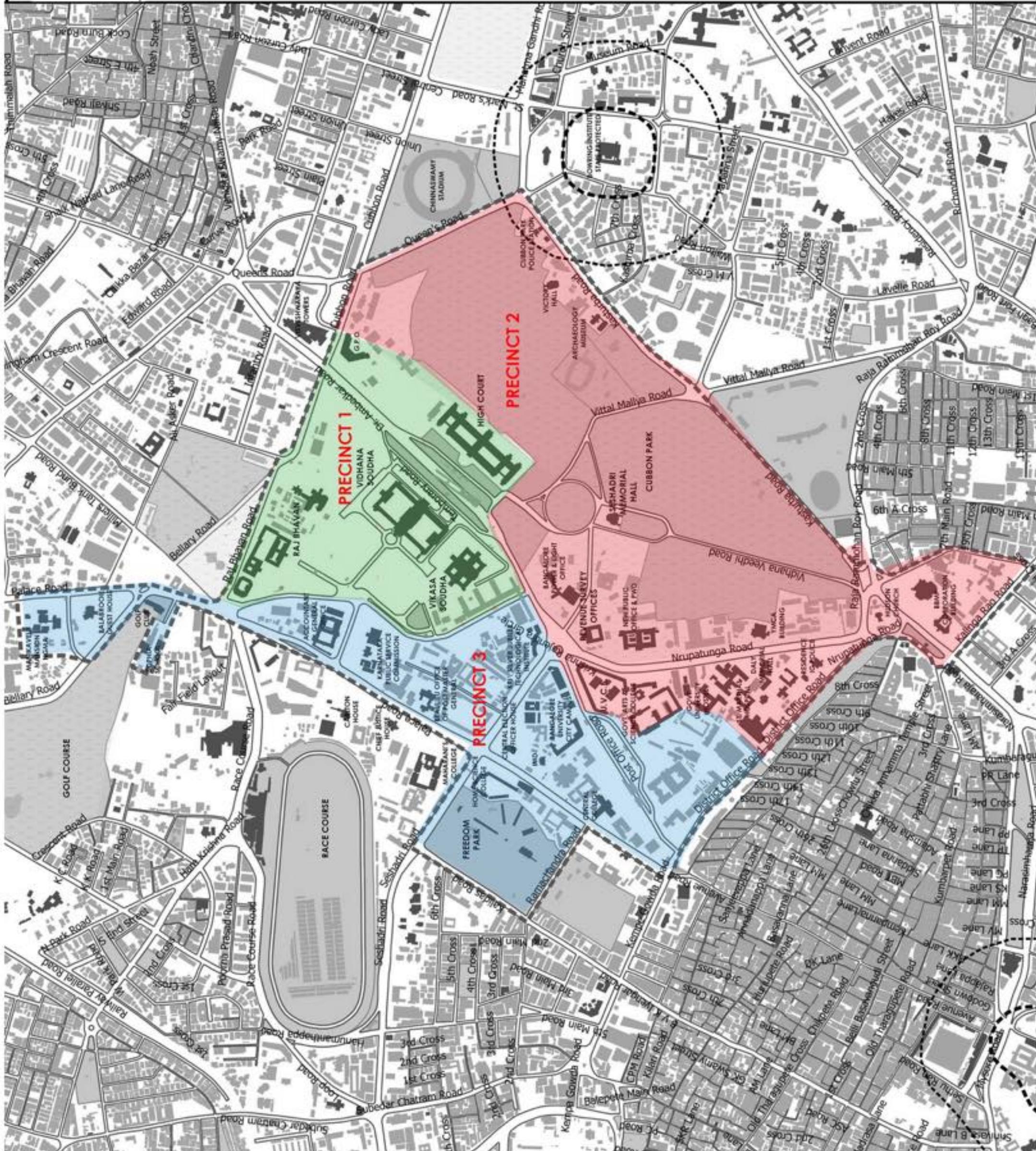
This heritage precinct extends along the Queens road, taking a turn along the Kasturaba road, meeting towards the Hudson circle / Corporation circle, turning towards the BBMP corporation buildings, extending till its property line, and turning into the District Office road and turning inside towards the property of St. Marthas Hospital and extending to the property depth of UVCE college buildings and meeting the Post Office road and then meeting the KR Circle and extending to Dr. Ambedkar Road including the entire Cubbon Park area, extending till the back of High Court building and finally meeting the Raj Bhavan road, behind the GPO building and meeting the Queen's road.

Precinct 3:

Rest of the area of the Central Administrative Heritage Zone that is not included in the heritage Precinct 1 & 2

**LEGEND**

	Heritage Zones
	Built Heritage
	Natural Heritage
	Cultural Heritage
	Roads
	Buildings
	WaterBodies
	Parks & Open spaces
	Prohibited area (100mts)
	Regulated area (200mts)



RMP for BDA LPA-2031 (Draft)  
MAP 3: PROPOSED HERITAGE

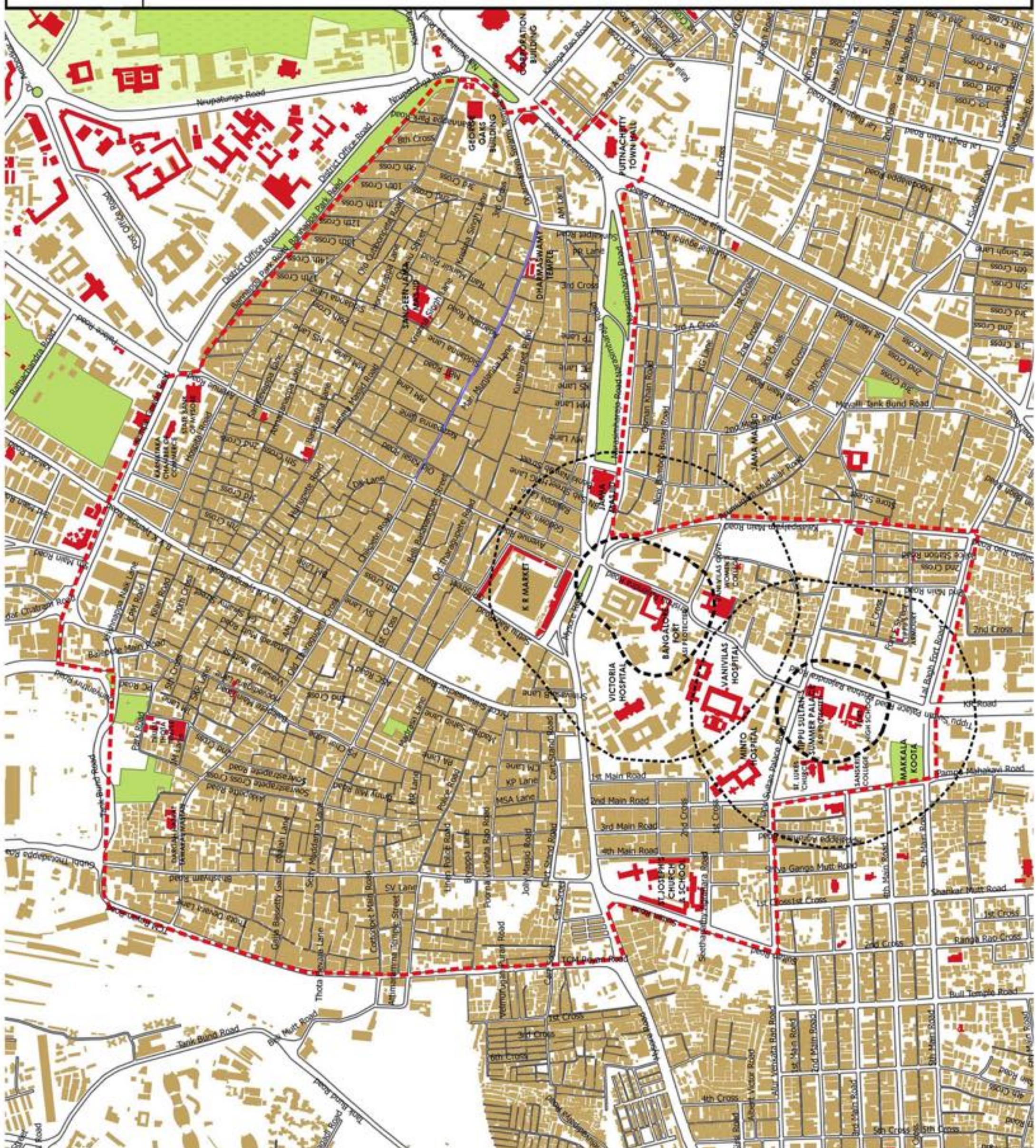
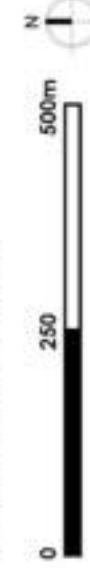
ZONE 2  
Petta and Bangalore Fort  
Heritage Zone

**EXTENTS OF THE HERITAGE ZONE**

The zone comprises of the extents from Dr. TCM Roy road on the west, KG road on the north and north east and continuing along the Mysore road including the United India Insurance building, and extending to property of Hiag Memorial hall and Puttanchettey Town Hall and extending to NR Road to include the Jama Masjid and turning south wards along Kalasipalya main road and further taking a turn at Basappa circle to Lalbagh Fort road, continuing till Sanjay Theatre circle, and then taking a turn after Makkala Koota Park along KR road. After which it turns to Pampa Mahakavi road including the St. Lukes Church and meeting Alur Venkata road and turning after Minto hospital to Sultan road to include the St. Mary's hospital and St. Joseph Church and Convent, extending to meet the Mysore road and turning at Dr. TCM Roa road to close the heritage zone. This zone includes the once traditional walled city of Petta and the mud fort.

**LEGEND**

	Heritage Zones
	Built Heritage
	Natural Heritage
	Cultural Heritage
	Roads
	Buildings
	WaterBodies
	Parks & Open spaces
	Prohibited area (100mts)
	Regulated area (200mts)



RMP for BDA LPA-2031 (Draft)  
MAP 4: PROPOSED HERITAGE

PRECINCTS 1 & 2  
Petta and Bangalore Fort  
Heritage Zone

EXTENTS OF THE PRECINCTS IN THE  
HERITAGE ZONE

Precinct 1: Bangalore Fort and Tippu's Summer Palace Precinct

Starting from Mysore road turning towards Kalasipalya road, turning inward to Vanivilas road, and continuing along the inner road of Kalasipalya bus depot, meeting the Tippu Sultan Palace road and extending along Dispensary road / 2nd main road to meet the Lalbagh Fort and meeting Sanjay theatre circle, after which it extends along 5th main road to enclose the Makkala Koota park and turning at PMK road to enclose the heritage sites of Chamara Sanskrit College, Minto Hospital; and turning towards 1st main road to close the precinct again at Mysore road such that the listed heritage sites of Bangalore Fort, Vanivilas institutional buildings, Victoria hospital.

Precinct 2: KR Market, Jama Masjid and Puttanachetty Town Hall Precinct

It encloses the KR market along roads of Sethu Rao road, Old Painoolpet road turning towards the boundary of the KR market, turning to the Silver Jubilee Park road, enclosing the Silver Jubilee Park, turning along NR road to enclose the Puttanachetty Town Hall and Haig Memorial Hall and the junction and back to NR road/Mysore road along the other edge of Silver Jubilee Park, and extending to include the Jama Masjid and closing the precinct at the KR market.

LEGEND

	Heritage Zones
	Built Heritage
	Natural Heritage
	Cultural Heritage
	Roads
	Buildings
	WaterBodies
	Parks & Open spaces
	Prohibited area (100mts)
	Regulated area (200mts)



500m  
250  
0

RMP for BDA LPA-2031 (Draft)  
MAP 5: PROPOSED HERITAGE ZONE 3

**Gavipuram,  
Basavanagudi and  
VV Puram Heritage Zone**

**EXTENTS OF THE HERITAGE ZONE**

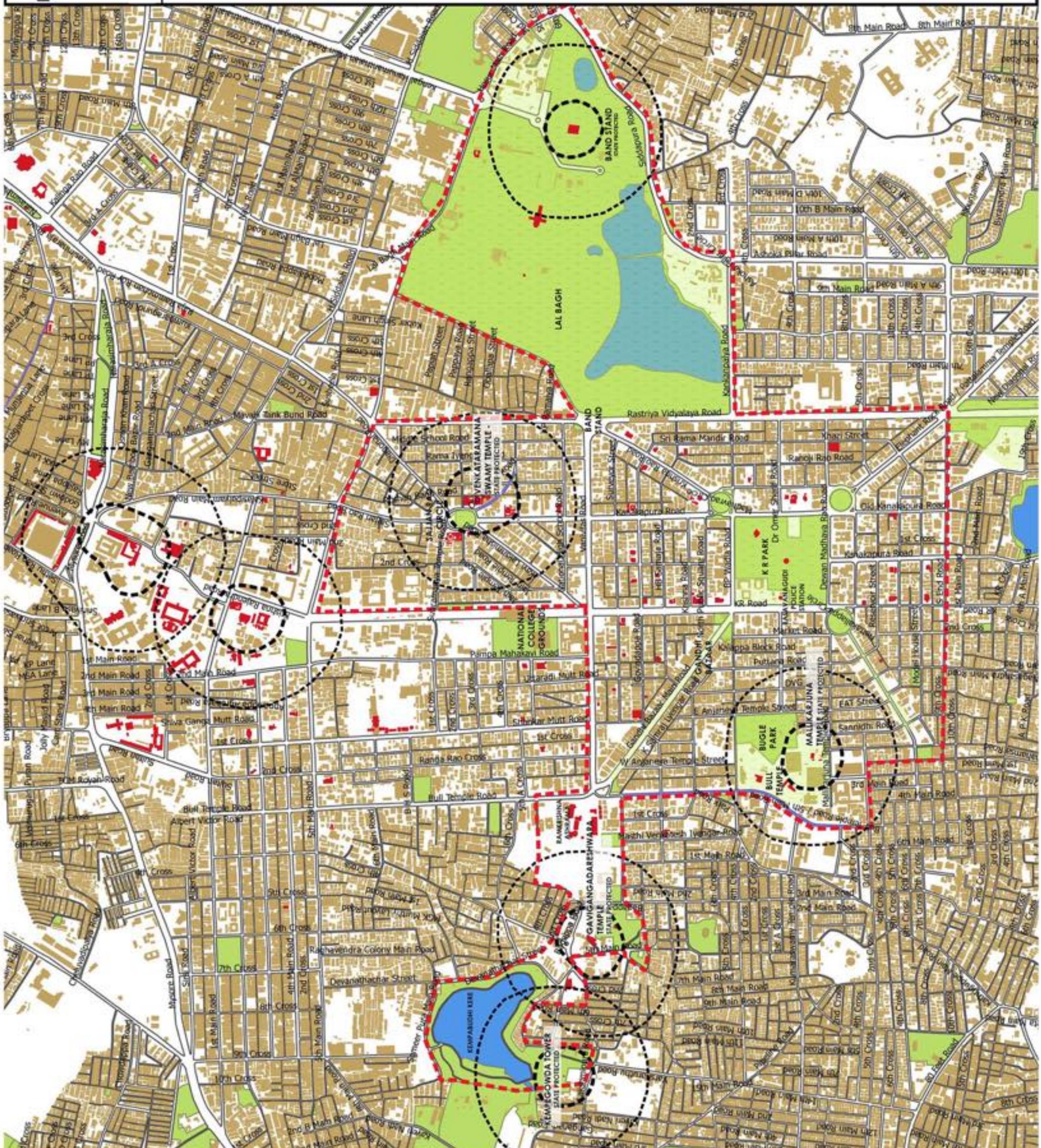
The Basavanagudi zone includes the Kempabuddi kere starting from Bandi Mahakali temple further covering the Gavipuram main road continuing towards the Hanihara temple park along 5th main road, cross road and 3rd main road connecting the Hayavadana Rao road leading towards the Ramakrishna ashram junction and turning towards Bull temple road leading towards the Bull temple and taking a turn to the road leading to APS college grounds further turning towards 1st main road leading towards NR Colony park again turning towards 3rd Model house street leading towards Kankapalya circle, turn towards RV road leading to Teacher's college circle, turning right towards Kankapalya road leading to Ashoka pillar circle turning towards Siddapura road connecting the Hosur main road, continuing along the Lal bagh boundary taking a turn towards Krumbigal main road and reaching the RV Road junction turning to RV Road leading towards Lal Bagh Minerva circle, turning towards Lal Bagh fort road connecting KR Circle at KIMS hospital junction, further continuing in KR Road until Vanivilas road at National college junction turning towards Vani vilas leading towards Ramakrishna ashram circle, turning along Bull temple road until BSNL office and turn to the cross road leading to KG Nagar main road and further continue along Devanathachar street and Sameerpura main road along the Kempabuddi lake further along the walkway separating Kempabuddi kere and Jinke park/Rajkumar park till the Bandi mahakali temple and the Kempgowda tower



N  
750m  
0 250 500

**LEGEND**

	Heritage Zones
	Built Heritage
	Natural Heritage
	Cultural Heritage
	Roads
	Buildings
	WaterBodies
	Parks & Open spaces
	Prohibited area (100mts)
	Regulated area (200mts)



RMP for BDA LPA-2031 (Draft)  
MAP 6: PROPOSED HERITAGE

# PRECINCTS 1 & 2 Gavipuram, Basavanagudi and VV Puram Heritage Zone

## EXTENTS OF THE PRECINCTS IN THE HERITAGE ZONE

**Precinct 1: Gavi Gangadeshwara temple with Kempgowda tower and Kempabuddi lake**  
Kempabuddi kere starting from Bandi Mahakali temple further covering the Gavigangadreshwara temple along Lakshmi pura main road continuing towards with the Harihara temple park along 5th main road, cross road and 3rd main road connecting Syndicate bank circle leading towards Bagappa connecting the Kempgowda circle and turning to KG Nagar main road again turning towards Devanathachar street and Sameerpura main road along the Kempabuddi lake further along the walkway separating Kempabuddi kere and Jinke park/Rajkumar park till the Bandi mahakali temple and the Kempgowda tower

## Precinct 2: Basavanagudi planned area

The precinct includes Ramakrishna circle extending along Bull temple road leading towards the Bull temple and taking a turn to the road leading to APS college grounds further turning towards 1st main road leading towards NR Colony park again turning towards 3rd Model house street leading towards Nagasandra circle and later connecting the Southend circle, turn towards RV road leading to Lal bagh circle at the West end entrance and turning to Vanivilas road leading to Ramakrishna junction.

## LEGEND

Heritage Zones	Built Heritage	Natural Heritage	Cultural Heritage
Buildings	WaterBodies	Roads	Buildings
Parks & Open spaces	Prohibited area (100mts)	Regulated area (200mts)	Parks & Open spaces



0 250 500 750m  
N

RMP for BDA LPA-2031 (Draft)  
MAP 7: PROPOSED HERITAGE ZONE 4

**M.G.Road**  
**Heritage Zone**

**EXTENTS OF THE HERITAGE ZONE**

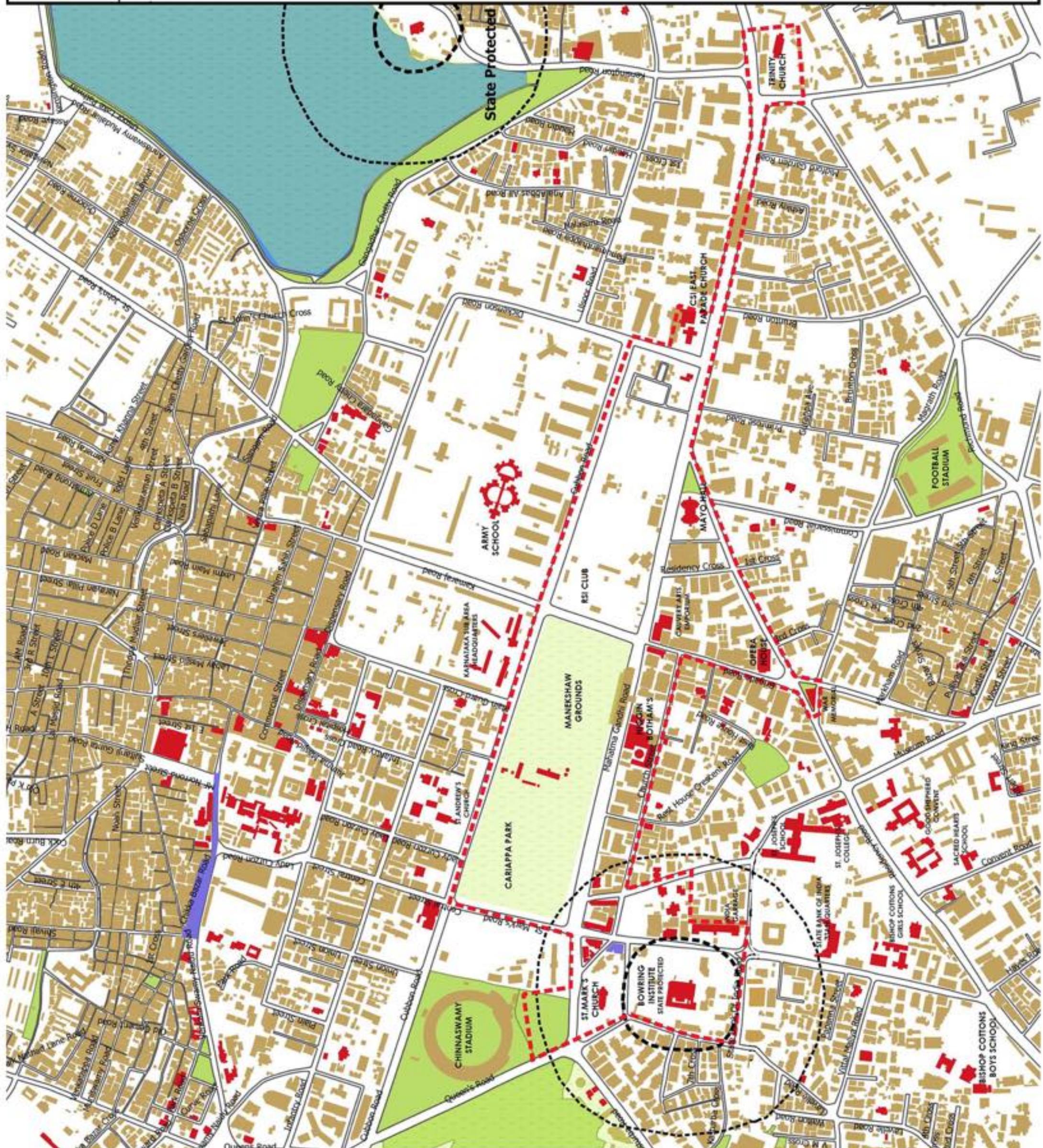
This heritage zone extends begins at the junction of MG Road, Kasturba road and Queens road, the Queens Circle including the Mahatma Gandhi park, continuing to Anil Kumble Circle, along the MG road, taking a turn and extending northwards at St. Marks Road, and again turning at Cubbon road to include the Cariappa park, Manekshaw Grounds, RSI club, the turning to Dickenson Road back towards MG road, to include along the property depth of the CSI East Parade church, and including further the Trinity Church, continuing back to MG road, and turning to Residency road to include Mayo Hall, extending upto Opera House and turning to Brigade road and turning again at Church Street turning at Museum Road and turning again to include the India Garage heritage building to meet the State Bank of India Road to include the State Protected building of Bowring Institute, turning to close at Lavelle Road and back to Queens circle junction.



N  
0 250m  
500m

**LEGEND**

	Heritage Zones
	Built Heritage
	Natural Heritage
	Cultural Heritage
	Roads
	Buildings
	Parks & Open spaces
	Prohibited area (100mts)
	Regulated area (200mts)



RMP for BDA LPA-2031 (Draft)  
**MAP 8: PROPOSED HERITAGE ZONE 5**

Shivajinagar  
Heritage Zone

EXTENTS OF THE HERITAGE ZONE

Starting from the junction of Sri Dandamari Amman Temple and Elgin Cinema, at the junction of Venkata Swamy road, Meenakshi Kovil street towards Chandni Chowk road, meeting the Chandni Chowk junction and extending along Dharamraja Koil Street to enclose the Russel Market and turning at the corner of Masjid-E-Azam towards the Jumma Masjid Street and turning towards Bowring Hospital Road and turning along the Lady Curzon road to enclose the Bowring and Lady Curzon hospital and turning along the Meenakshi Kovil street to close the heritage zone at the junction again.



0 75 150m N

**LEGEND**

RMP for BDA LPA-2031 (Draft)  
MAP 9: PROPOSED HERITAGE ZONE 6

Cleveland Town  
Heritage Zone

**EXTENTS OF THE HERITAGE ZONE**

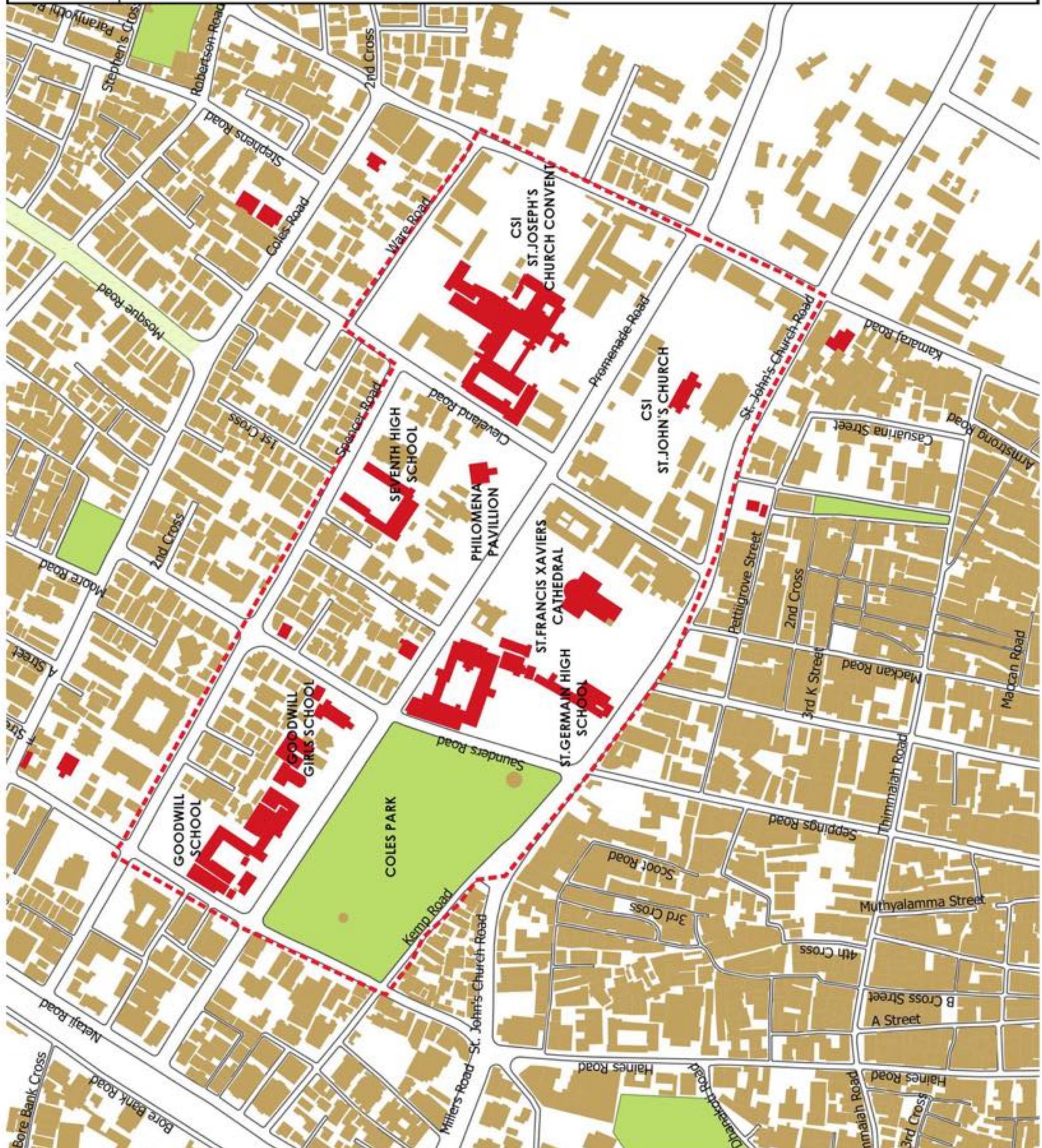
The zone extent includes the Coles Park along Kemp road connecting St. John's Church road turning at Wheeler road junction towards Thomas market reaching further till Ware road turning at Cleveland road turning towards the same and further turning to Spencers road and meeting the Haines road to close the precinct.



N  
200m  
100m  
0

**LEGEND**

Heritage Zones	
Built Heritage	
Natural Heritage	
Cultural Heritage	
Roads	
Buildings	
WaterBodies	
Parks & Open spaces	
Prohibited area (100mts)	
Regulated area (200mts)	



RMP for BDA IPA-2031 (Draft)  
 MAP 10: PROPOSED HERITAGE ZONE 7  
**Richard's Town Heritage Zone**

**EXTENTS OF THE HERITAGE ZONE**

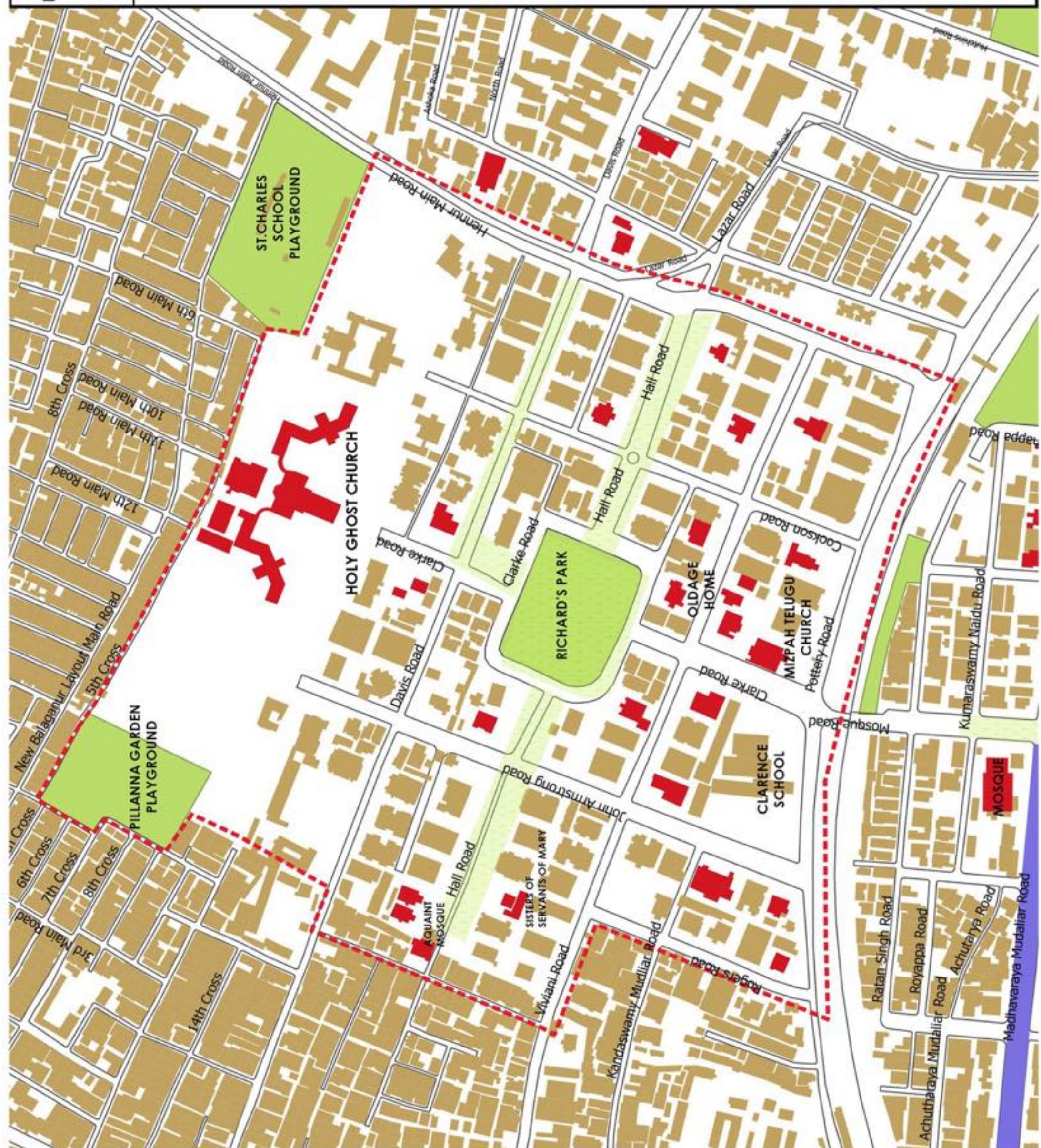
The heritage zone includes starting from St.Charles high school along the Hennur main road, turning at 5th cross to enclose the Holy Ghost Church and turning along Pillanna Garden Football club towards Davis road along the edge of Karnataka Cross Sisters Society further continuing along the road opposite St.Alphonsus high school, crossing Hall road reaching Viviani road turning towards Florence PU college again turning to Rogers road and reaching Pottery road, turning towards Hennur main and reaching till the Corporation Grounds.



N  
150m  
75m  
0

**LEGEND**

Heritage Zones	Built Heritage	Natural Heritage



**MAP 11: PROPOSED HERITAGE ZONE 8A**  
**Malleshwaram**  
**Heritage Zone**  
**Precinct 1: Kadu Malleshwara**  
**Temple Precinct**

**EXTENTS OF THE HERITAGE ZONE**

The extents of the Kadu Malleshwara temple property along the 15th cross and turning south to 2nd temple street and extending along its property depth and meeting the Sampige road, extending till the East Park road and turning again to meet the Sampige road and closing the precinct at the Kadu Malleshwara temple



N

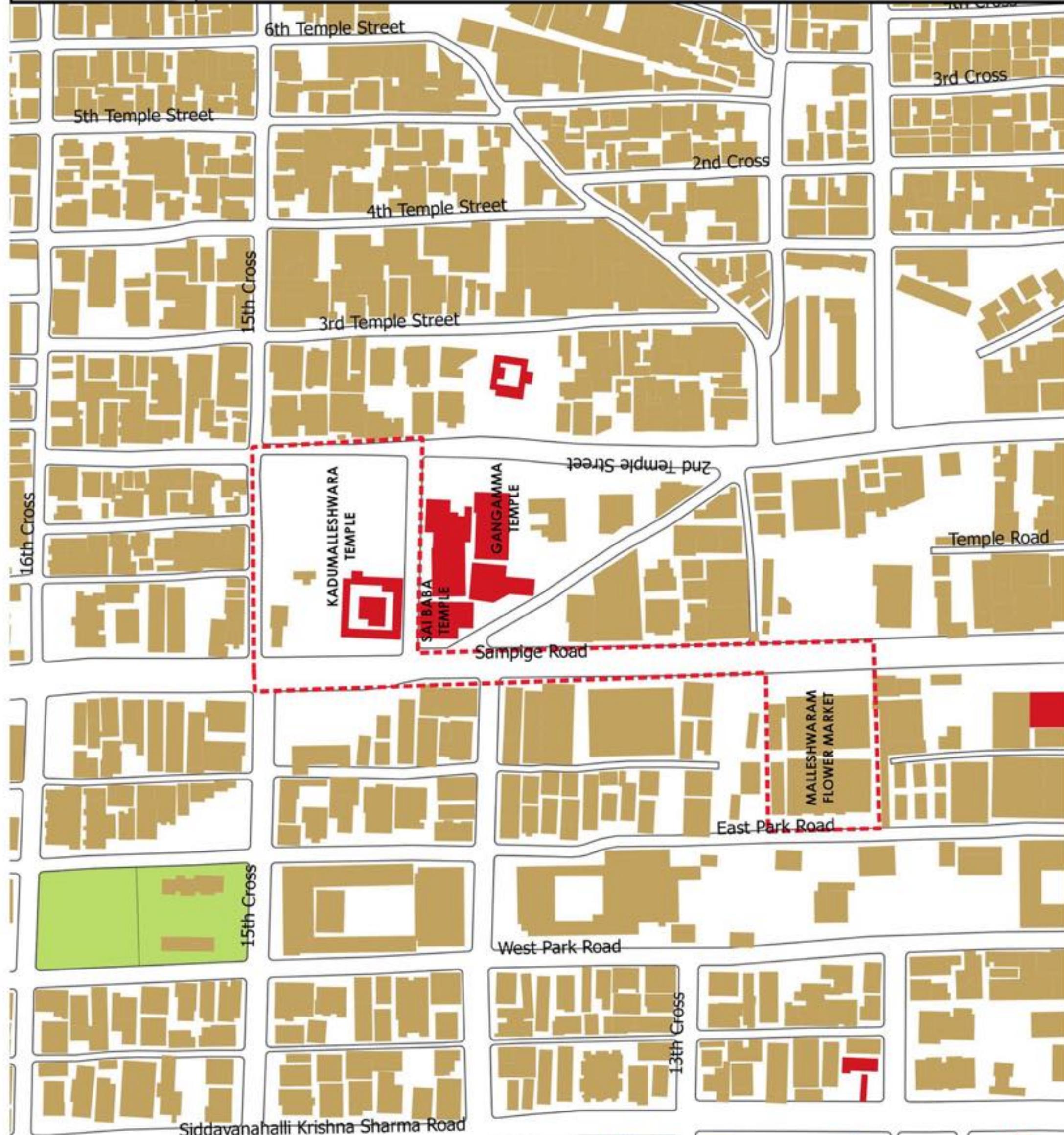
150m

0

75

**LEGEND**

	Heritage Zones
	Built Heritage
	Natural Heritage
	Cultural Heritage
	Roads
	Water Bodies
	Parks & Open spaces
	Prohibited area (100m)
	Regulated area (200m)



**Malleshwaram  
Heritage Zone  
Precinct 2: CV Raman House  
"Panchavati"**

**EXTENTS OF THE HERITAGE ZONE**

The extents of this precinct is enclosed along the roads of 15th cross, 8th main and 10th main road; and the property is located at the corner of Canara union junction

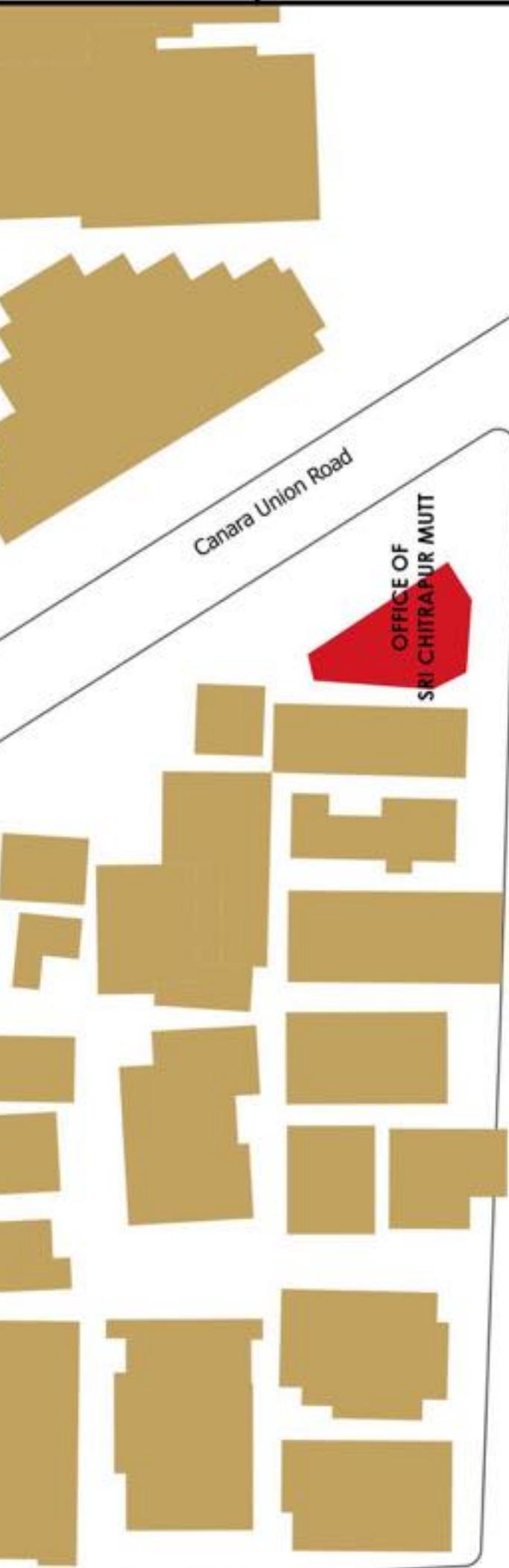


N

40m

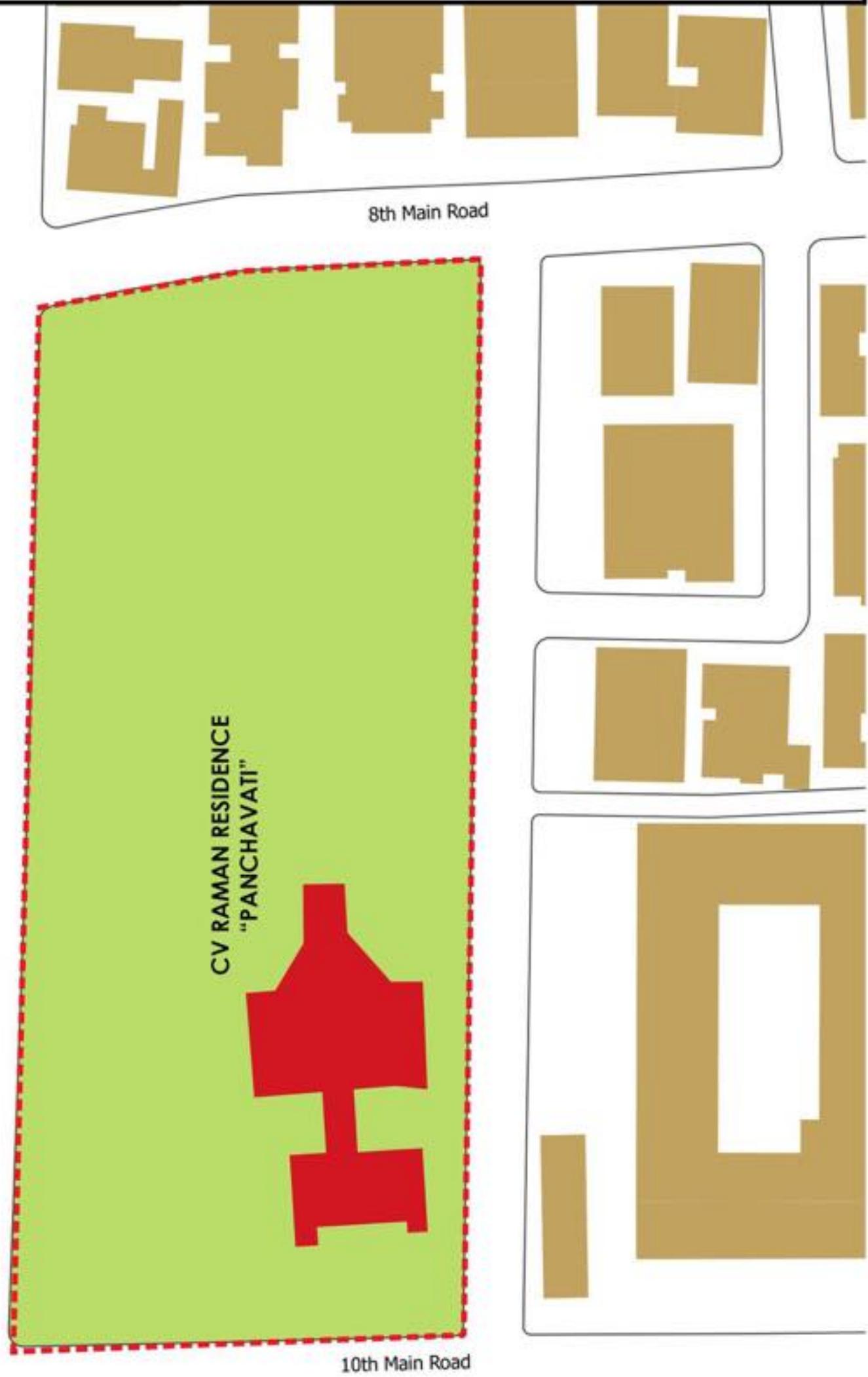
**LEGEND**

- Heritage Zones
- Built Heritage
- Natural Heritage
- Cultural Heritage
- Roads
- Buildings
- WaterBodies
- Parks & Open spaces
- Prohibited area (100mts)
- Regulated area (200mts)



15th Cross

10th Main Road



CV RAMAN RESIDENCE  
"PANCHAVATI"

RMP for BDA LPA-2031 (Draft)  
MAP 13: PROPOSED HERITAGE ZONE 9

## Ulsoor Heritage Zone

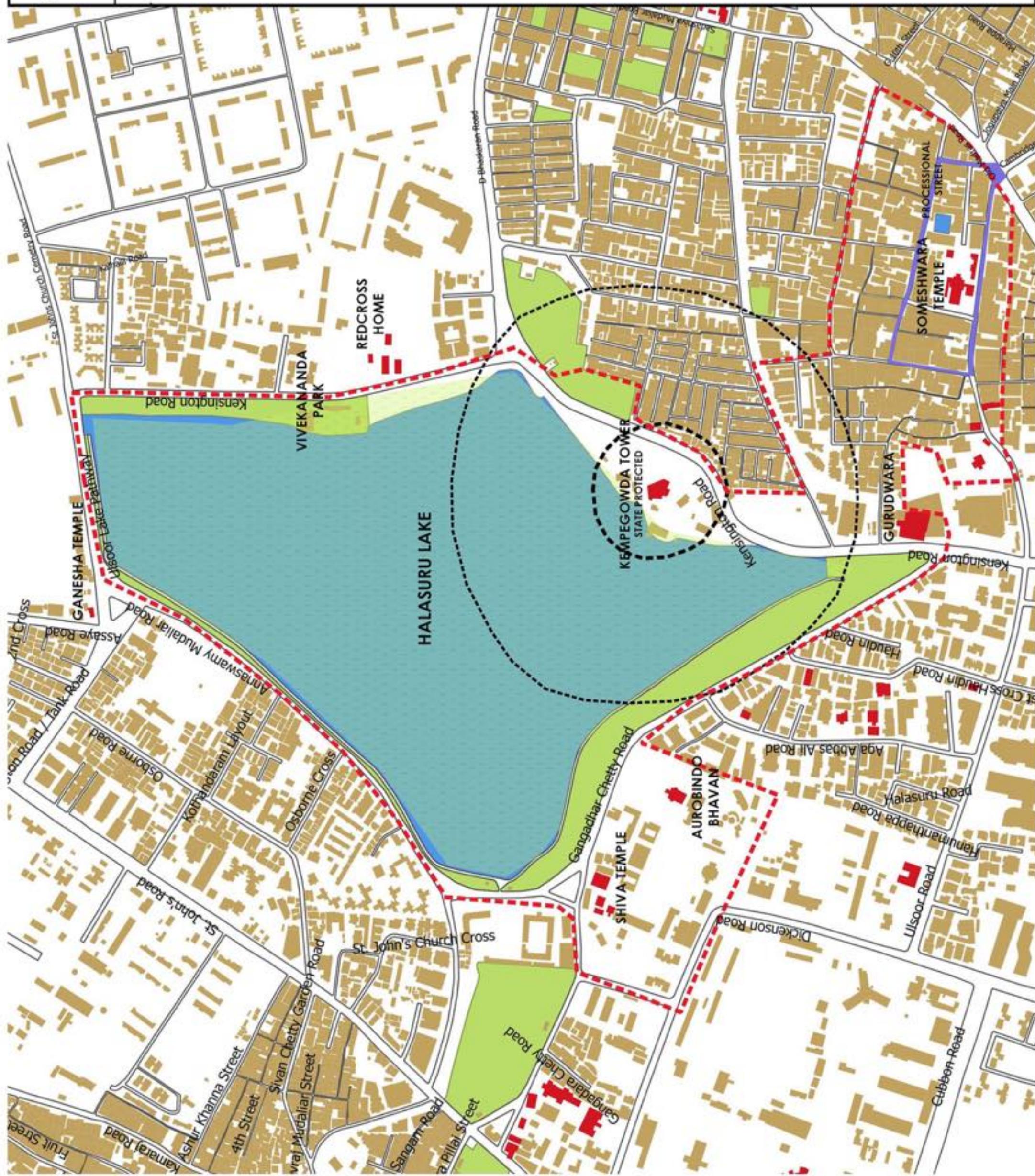
### EXTENTS OF THE HERITAGE ZONE

The area comprises of the extent from Ulsoor lake which is bounded along roads namely Kengiston road, turning at Yellamen 2nd Cross road to enclose the Ulsoor area settlement and turning to RK Mutt road, extending and bounded by the Swami Vivekananda road, to enclose the Someshwar temple and its Car Street, and turning at CR street to include the Wesleyan Church and KSB Insurance house and extending to Sikh Gurudwara and meeting to Gurudwara road and turning to Gangaghar Chetty road and Annaswamy Mudaliar road and bounding the Ulsoor Lake to close the heritage zone.



### LEGEND

	Heritage Zones
	Built Heritage
	Natural Heritage
	Cultural Heritage
	Roads
	Buildings
	Water Bodies
	Parks & Open spaces
	Prohibited area (100mts)
	Regulated area (200mts)



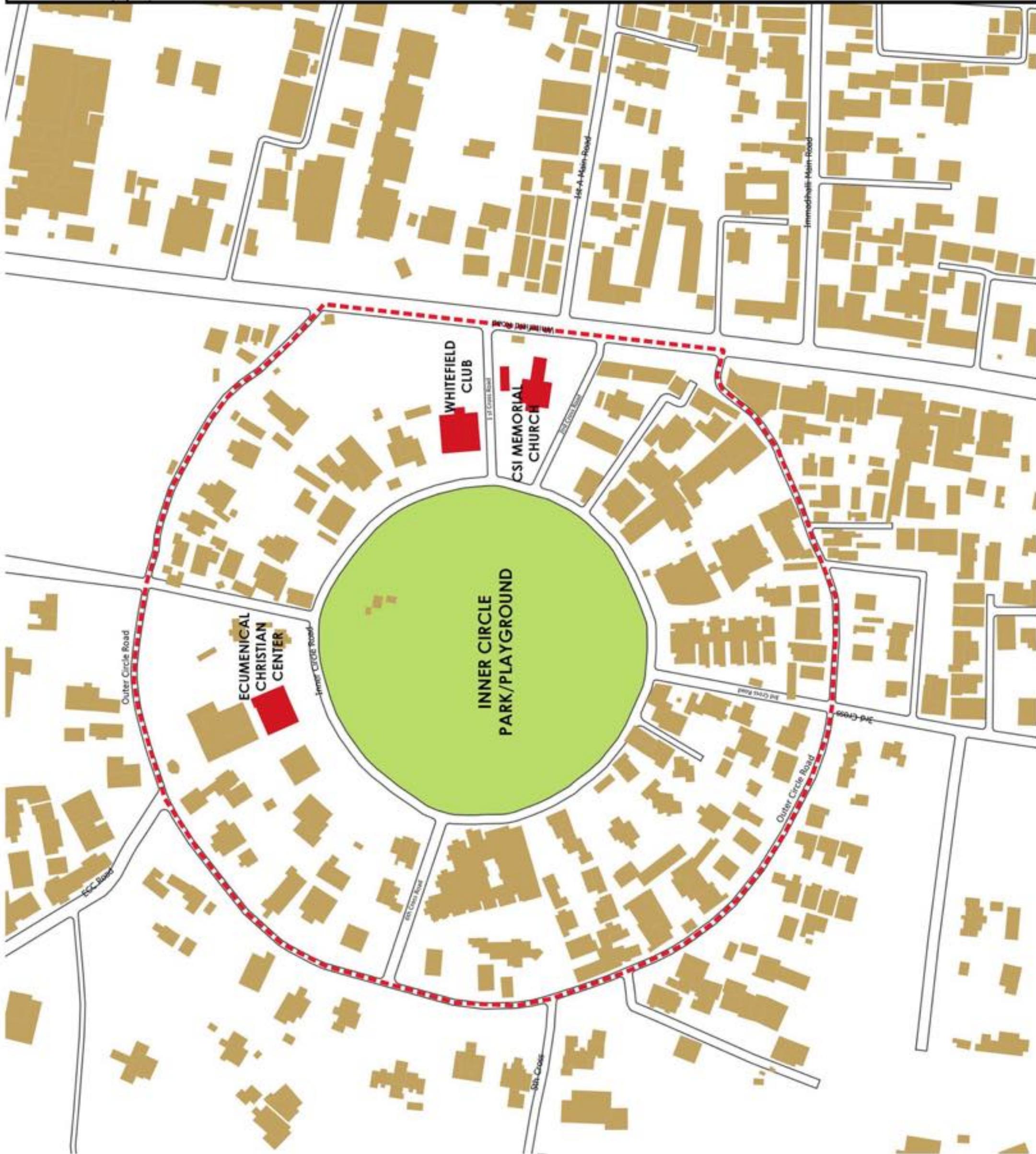
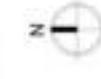
## The Whitefield Inner Circle Heritage Zone

### EXTENTS OF THE HERITAGE ZONE

The zone is bounded by the Whitefield outer circle road and along the Whitefield main road.

### LEGEND

Heritage Zones	Red Box
Built Heritage	Red Box
Natural Heritage	Light Green Box
Cultural Heritage	Blue Box
Roads	Black Line
Buildings	Brown Box
WaterBodies	Blue Box
Parks & Open spaces	Light Green Box
Prohibited area (100mts)	Dashed Red Box
Regulated area (200mts)	Dashed Blue Box



RMP for BDA LPA-2031 (Draft)  
MAP 15: PROPOSED HERITAGE ZONE 11

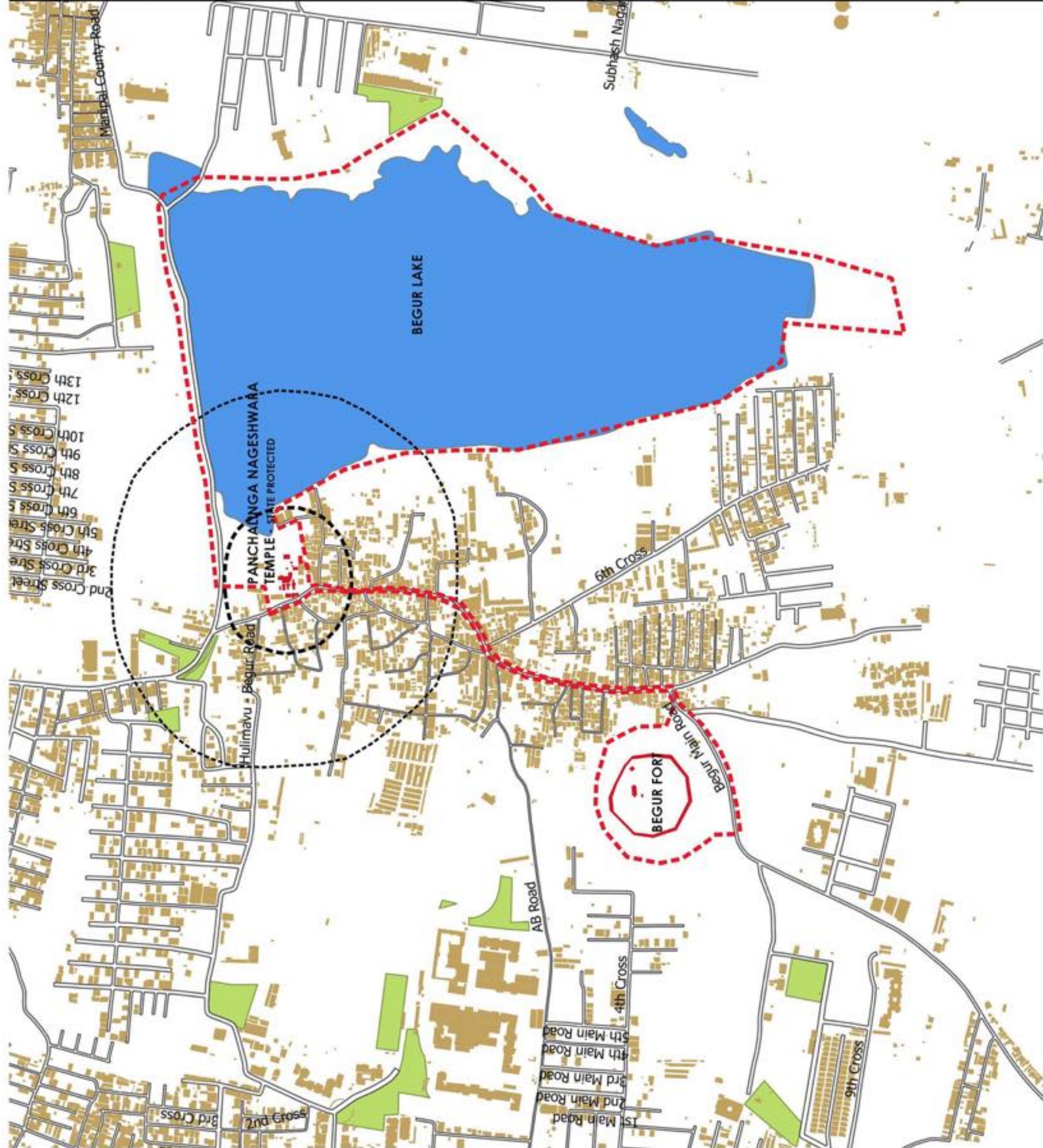
## Begur Temple Heritage Zone

### EXTENTS OF THE HERITAGE ZONE

The Heritage zone extends from the Pancha Linga Nageshwara temple- Begur , goes along the Harappanagalli-Begur road on the north of Begur lake, circumscribes the lake, returns to the temple complex, continues along the Begur main road southward turning to Begur fort where it encircles it and turns into the Begur road again to close the zone boundary at the Pancha Linga Nageshwara temple complex.

### LEGEND

	Heritage Zones
	Built Heritage
	Natural Heritage
	Cultural Heritage
	Roads
	Buildings
	WaterBodies
	Parks & Open spaces
	Prohibited area (100mts)
	Regulated area (200mts)



RMP for BDA LPA-2031 (Draft)  
MAP 16: PROPOSED HERITAGE ZONE 12

## Bangalore Palace Heritage Zone

### EXTENTS OF THE HERITAGE ZONE

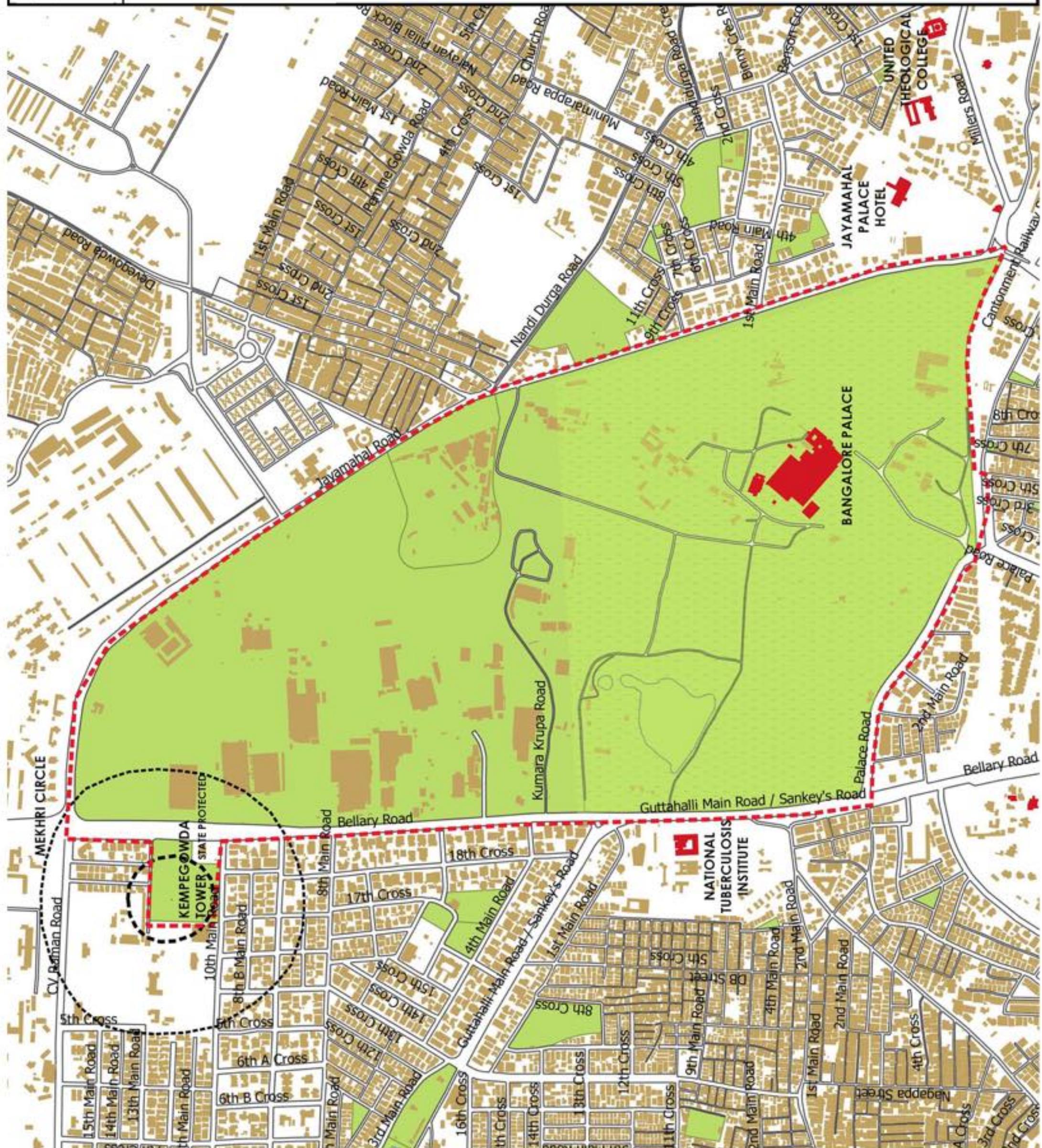
It includes the Bangalore Palace and the Palace grounds bounded by roads of Palace cross road, Jayamahal 2nd main road, meeting at Mekri Circle, turning towards the Bellary road and including the Kempgowda Tower Park, continuing along the Bellary road, to close the zone at Palace cross road again.

### LEGEND

	Heritage Zones
	Built Heritage
	Natural Heritage
	Cultural Heritage
	Roads
	Buildings
	Water Bodies
	Parks & Open spaces
	Prohibited area (100mts)
	Regulated area (200mts)



500m  
250m  
0



# **Annexures**

**Annexure -5:**

## **List of Heritage Buildings not covered under Heritage Zones**





## **ANNEXURE-5**

### **List of Heritage Buildings not covered under Heritage Zones**

Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
A	<b>Built Heritage</b>				
1.	#11, Pramaan House	#11, Lloyd Road	59	Maruthi Seva Nagar	Residential
2.	#151, Mm Road	MM Road	78	Pulikeshi Nagar	Public
3.	#20, Sun Beam Nazareth, Milton Street	Milton Street	59	Maruthi Seva Nagar	Residential
4.	#48, Daniel House, Mm Road	MM Road	78	Pulikeshi Nagar	Residential
5.	#59, Annaswamy School, Moore Road	No.59,Moore Road	78	Pulikeshi Nagar	Public
6.	252,253 House	252,253 On 3rd Main Road, Chamarajpet	140	Chamarajpet	Residential
7.	8/9, Thambuchetty Road	Thambuchetty Road	79	Sarvagna Nagar	Residential
8.	AI - Ameen Medical Trust Hospital	No. 3, Millers Tank Bund Road	93	Vasanth Nagar	Commercial
9.	All India Radio Bangalore Station	Rajbhavan Road, Vasanth Nagar	110	Sampangiram Nagar	Public
10.	All Saints Church	Junction Of Hosur Road And Richmond Road	117	Shanthi Nagar	Public
11.	Amish Villa	No.19/31, On Curve Road	63	Jayamahal	Residential
12.	Anjaneya Temple, Race Course Road	Nehru Nagar, Sheshadripuram	94	Gandhinagar	Public
13.	Annandale	No.14, Cunningham Road	39	Vasanth Nagar	Residential
14.	Arcot House	Plot No. 32; Corner Of V Main And VII Cross Malleshwaram	65	Kadu Malleshwara Ward	Residential
15.	Army School	Dickenson Road	110	Sampangiram Nagar	Public
16.	Ashford House	No. 14, Norris Road	117	Shanthi Nagar	Residential
17.	Ashok nagar Fire Station	On Commissariat Road	111	Shanthala Nagar	Public
18.	Ashok nagar Police Station	On Commissariat Road	111	Shanthala Nagar	Public
19.	Avalon - National Tuberculosis Institute	No. 8, Bellary Road- Near Cauvery Theatre, Guttahalli	64	Rajamahal Guttahalli	Public
20.	Bakta Sudha	No.27, Shankarapuram 4th Cross	142	Sunkenahalli	Residential
21.	Bala Tripurasundari Kalyana Mantapa	At The Corner Of VI Main And XI Cross,	65	Kadu Malleshwara	Public



## Revised Master Plan for Bengaluru - 2031 (Draft)

Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
		Malleshwaram		Ward	
22.	Baldwin Boys High School With Lincoln Hall Chapel	No. 14, Hosur Road	117	Shanthi Nagar	Public
23.	Baldwin Girl's High School	No. 90, Richmond Road	111	Shantala Nagar	Public
24.	Banashankari Temple	Banashankari	180	Banashankari Temple Ward	Public
25.	Bangalore Power And Light A Station	Near Anandrao Circle, Racecourse Road	94	Gandhinagar	Public
26.	Bangalore Turf Club	No.52, Race Course Road	93	Vasanth Nagar	Public
27.	Basaveshwara Temple-State Protected	17th Cross Road, Garden Layout, HSR Layout	174	HSR Layout	Public
28.	BESCOM	Queen's Road	63	Jayamahal	Public
29.	Bethesda Assembly Church	No. 75, Mosque Road	78	Pulikeshi Nagar	Public
30.	Bharathi Nagar Police Station	On St. Johns Church Road	91	Bharathi Nagar	Public
31.	Bhoganandeswara Kalyana Mantapa	Lalbagh Fort Road	143	Vishveshwara Puram	Public
32.	Bishop Cotton Boy's School	St. Mark's Road	111	Shantala Nagar	Public
33.	Bishop Cotton Girl's High School	Residency Road, Field Marshal Cariappa Rd,	111	Shantala Nagar	Public
34.	Bon Secours Convent	No. 2, Campbell Road	111	Shantala Nagar	Public
35.	Bonnie Ville	No. 9, Alfred Road	111	Shanthala Nagar	Public
36.	Brahma Samaj	Gangadhar Chetty Road	110	Sampangiram Nagar	Public
37.	Brindavan	No.20, Ali Asker Road	110	Sampangiram Nagar	Residential
38.	Buddha Vihar	Buddha Vihara Road, Cox Town	79	Sarvagna Nagar	Public
39.	Building Of The Forest Research Laboratory	CV Raman Road, Kodandarampura, Malleshwaram	35	Aramane Nagar	Public
40.	Burnside	No. 86, Richmond Road	111	Shantala Nagar	Public
41.	C.S.I. Karnataka Central Diocese	No.184,Km Naganna Road, Cubbonpete, Nagarathpete	118	Sudhama Nagar	Public
42.	Cantonment Railway Station	Cantonment Railway Station Road, Vasanth Nagar	63	Jayamahal	Public
43.	Carlton House	Palace Road, Opp Maharani College	93	Vasanth Nagar	Public
44.	Cathedral High School	Next To St. M Ary's Church On Richmond Road	117	Shanthi Nagar	Public



Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
45.	Cave Temple	Cave Temple Road, Off Bannerghatta Main Road, Near Hulimavu Temple	193	Arakere	Public
46.	Champakadhama Swamy Temple	Seven Hills Wines, E End Main Road, Jayanagara 9th Block	0	Bannerghatta Village	Public
47.	Chandrasekhar Nilaya	Pampa Mahakavi Road, Corner Of 5th Cross	142	Sunkenahalli	Residential
48.	Chitrakala Parishath	No.1, Art Complex, Kumara Park Road	93	Vasanth Nagar	Public
49.	Chokkanathaswamy Temple	No.71, 5th Cross Road, Domlur Layout	112	Domlur	Public
50.	Church Of Our Lady Of Lourdes	On Cambridge Road, 23, Halsoor, Cambridge Layout, Ulsoor	114	Agara	Public
51.	Church/Chapel Of The Good Shepherd Convent (Sacred Heart High School)	Residency Road	111	Shantala Nagar	Public
52.	Cinnamon Boutique	24, Gangadhar Chetty Road, Rukmani Colony, Sivanchetti Gardens,	110	Sampangiram Nagar	Commercial
53.	Command Hospital, Air Force	On Southern End Of Cambridge Road	114	Agara	Public
54.	Commercial 1	No. 34, On Castle Street Parallel To Wood Street	111	Shanthala Nagar	Commercial
55.	Commercial 3	On Police Station Road, Next To Police Station	118	Sudhama Nagar	Commercial
56.	Commercial Street Police Station	No.28, Dispensary Road, Tasker Town, Shivajinagar	110	Sampangiram Nagar	Public
57.	Convent Of St. Brigitte	No. 10, Brunton Road, Bangalore	111	Shanthala Nagar	Public
58.	Crescent House-Judicial Academy	Crescent Road Corner	93	Vasanth Nagar	Public
59.	Crystal X - Ray Clinic,	No. 19, Lalbagh Road Near Richmond Circle	110	Sampangiram Nagar	Commercial
60.	CSI, Hindustani Church	No.18, Infantry Road	110	Sampangiram Nagar	Public
61.	Ct Philips Residence	#23, Pottery Road At The Junction Of Lloyd Road	59	Maruthi Seva Nagar	Residential
62.	Dandu Mariamma Koil	Venkataswamy Naidu Rd	63	Jayamahal	Public
63.	District Board Building	Corner Of Kempegowda Road	94	Gandhinagar	Public



## Revised Master Plan for Bengaluru - 2031 (Draft)

Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
		And 1st Main Road			
64.	Divas Nivas	No. 12, Infantry Road	110	Sampangiram Nagar	Residential
65.	DSC - BRV Theatre	Cubbon Road, Central Street, Shivaji Nagar	110	Sampangiram Nagar	Public
66.	Ebenezer Church	No. 7, 8, Commissariat Road	111	Shanthala Nagar	Public
67.	Everest Theatre	1/1, Everest Theatre, Kenchappa Road	78	Pulikeshi Nagar	Public
68.	Express House	No. 11, Brunton Road	111	Shanthala Nagar	Residential
69.	Fifi Villa	No. Prime Street Bungalow	111	Shanthala Nagar	Residential
70.	Frank Anthony Junior School	On Wellington Street	117	Shanthi Nagar	Public
71.	Fraser Town Police Station -	Corner Of M.M. Road And Lazar Road	79	Sarvagna Nagar	Public
72.	Ganesh Villa	No.101, Infantry Road	110	Sampangiram Nagar	Residential
73.	Ganesha Krupa	No.11/10, On Park Road	63	Jayamahal	Residential
74.	Ganesha Temple	Market Road, Malleshwaram	65	Kadu Malleshwara Ward	Public
75.	Gangamma Temple	2nd Temple Street, Vyalikaval, Kodandarampura, Malleshwaram	65	Kadu Malleshwara Ward	Public
76.	Garrison Engineer	On The Western End Of Ulsoor Road	90	Halsoor	Public
77.	Gk Vale	#4, Nethaji Road, At The Junction Of Nethaji Road And Haines Road, Frazer Town	78	Pulikeshi Nagar	Commercial
78.	Gold burn	No.16, Ali Asker Road	110	Sampangiram Nagar	Residential
79.	Good Shepherd Convent	Residency Road	111	Shantala Nagar	Public
80.	Gosha Hospital	Tasker Town , Shivaji Nagar,	110	Sampangiram Nagar	Public
81.	Government Women's College	4th Main Road, Malleshwaram	65	Kadu Malleshwara Ward	Public
82.	Hajee Sir Ismail Sait Urdu School / Mosque	Mosque Rd, Pulakeshi Nagar	78	Pulikeshi Nagar	Public
83.	Health Center	Palace Road	110	Sampangiram Nagar	Public
84.	Hindustan Aeronautics Employees Association,	No.16, Park Road	63	Jayamahal	Public
85.	Holy Cross Centre	On Milton Street	59	Maruthi Seva	Public



Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
		Joining Banaswadi Road		Nagar	
86.	Home For The Aged	No. 15, Hosur Road	117	Shanthi Nagar	Public
87.	Hostel Building Opposite To Sri Rameshwara Temple	On Iii Main Road Chamarajpet	140	Chamarajpet	Public
88.	House Of Laxminarayana	On The Corner Of Viii Main And Ix Cross, Bungalow Facing North	65	Kadu Malleshwara Ward	Residential
89.	HSIS Higher Primary School	#49, Mosque Road,	78	Pulikeshi Nagar	Public
90.	I.C.M. Sisters	No. 25, On Davis Road	59	Maruthi Seva Nagar	Public
91.	In The Compound Of Sacred Heart's School , Convent Road	Convent Road	111	Shantala Nagar	Public
92.	Indian Christian Cemetery	Langford Town Off Hosur Road	117	Shanthi Nagar	Open Space
93.	Indian Overseas Bank	Door No. 7, Srisailam Building, I Main Road, Gandhi Nagar,	94	Gandhinagar	Public
94.	Indrani Clinic	No. 94, Wheeler's Road	59	Maruthi Seva Nagar	Public
95.	Infant Jesus Church	Vivek Nagar, Vannarpet Layout	115	Vannarpete	Public
96.	Iskcon Temple	Rajajinagar	67	Nagapura	Public
97.	Islamiah College + Tasker Town Junior College	No.1,2,3, Venkataswamy Naidu Road(Behind Shivajinagar Bus Depot, Tasker Town, Shivaji Nagar)	110	Sampangiram Nagar	Public
98.	Jain Temple	3rd Cross Road With 4th Main Road Gandhinagar	94	Gandhinagar	Public
99.	Jamia Masjid + Madrasa - E - Khadira	Millers Road, Cantonment Railway Quarters, Benson Town	63	Jayamahal	Public
100.	Janatha Bazar	On Kempegowda Road	94	Gandhinagar	Commercial
101.	Jayamahal Palace Hotel	At The Corner Of Miller's Road And Jayamahal Road	63	Jayamahal	Commercial
102.	Johnson Market	Hosur Road	117	Shanthi Nagar	Commercial
103.	Kaliyamman Koil	North End Of Kamraj Road	101	Sampangiram Nagar	Public
104.	Kannika Parameshwari Temple	E Park Road, Malleshwaram	65	Kadu Malleshwara Ward	Public
105.	Karnataka State Agricultural Produce	No. 17, Richmond Road	111	Shantala Nagar	Public



## Revised Master Plan for Bengaluru - 2031 (Draft)

Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
	Processing And Export Corporation Ltd				
106.	Karnataka Sub - Area Head Quarters	Cubbon Road	110	Sampangiram Nagar	Public
107.	Kingston	No. 85, Richmond Road	111	Shantala Nagar	Residential
108.	Kishore Bar	Mm Road	78	Pulikeshi Nagar	Commercial
109.	Krishna Koil	No. 12, Puliyaar Koil Street, Ashok Nagar	111	Shanthala Nagar	Public
110.	Kumara Krupa	Kumara Krupa Road High Grounds	93	Vasanth Nagar	Public
111.	Lady Jehangir Kothari Memorial Hall	On Queen's Road	63	Jayamahal	Public
112.	Lakshmi Nivas	No. , High Grounds	93	Vasanth Nagar	Residential
113.	Leela Vilas	No.12, Cunningham Crescent Road	39	Vasanth Nagar	Residential
114.	Mahalakshmi Nivas	No. 28, West Park Road	65	Kadu Malleshwara Ward	Residential
115.	Maharani's College	Palace Road, Race course, Gandhi Nagar	110	Sampangiram Nagar	Public
116.	Meenakshi Sundeshwarar Temple	Bannerghatta Road	193	Arakere	Public
117.	Methodist Episcopal Church	On Myrtle Lane	111	Shanthala Nagar	Public
118.	Murali Manohar House	#8, Lloyd	59	Maruthi Seva Nagar	Residential
119.	Murphy Town Market	Murphy Town, Sadashiva Mudaliar Rd, Hoysala Nagar, Ulsoor,	80	Jogapalya	Public
120.	MVJK Trust	At The Junction Of Shyamaraja Iyengar Road And Masthi Venkateshwara Iyengar Road	142	Sunkenahalli	Public
121.	Mysore Engineers Association	Indian Express Junction	110	Sampangiram Nagar	Public
122.	Mysore House	No. 5, Iv Main Road, Chamarajpet	140	Chamarajpet	Residential
123.	Nandi Club House And Officer's Rest House	Sheshadri Road, Gandhi Nagar	94	Gandhinagar	Public
124.	Nandi Kalyani Temple	Vyalikaval, Kodandarampura, Malleshwaram	65	Kadu Malleshwara Ward	Public
125.	Nirmala House, Missionary Sisters Of The Immaculate,	#17, Nirmala House, Missionary Sisters Of The Immaculate, Davis Road	59	Maruthi Seva Nagar	Public
126.	No 16, Park Road.	No.15, Park Road	63	Jayamahal	Residential



Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
127.	No.10 Anand Bhavan	No.10, Grant Road	111	Shantala Nagar	Commercial
128.	No.11/12	Church St.	111	Shantala Nagar	Residential
129.	No.13 Albert Cottage	Albert Street	111	Shantala Nagar	Residential
130.	No.14 Dashas, Hayes Road	Hayes Road	111	Shantala Nagar	Residential
131.	No.17, Rest House Road	No.17, Rest House Road	111	Shantala Nagar	Residential
132.	No.2 Helen Ville	No.2, Museum Road	111	Shantala Nagar	Residential
133.	No.23, Rest House Road	No.23, Rest House Road	111	Shantala Nagar	Residential
134.	No.25 Eastern Cottage, Rest House Road	Rest House Road	111	Shantala Nagar	Residential
135.	No.25 Eastern Cottage, Rest House Road	Rest House Road	111	Shantala Nagar	Residential
136.	No.27, Fainir House	Church St.	111	Shantala Nagar	Residential
137.	No.29 Or 44	Rest House Road	111	Shantala Nagar	Residential
138.	No.5	Albert Street	111	Shantala Nagar	Residential
139.	No.50 Sunny's	No.50, Lavelle Road	111	Shantala Nagar	Commercial
140.	No.55	No.55, Lavelle Road	111	Shantala Nagar	Residential
141.	No.6, Rest House Road	No.6, Rest House Road	111	Shantala Nagar	Residential
142.	No.60	Lavelle Road	111	Shantala Nagar	Residential
143.	No.81	No.81 , Lavelle Road	111	Shantala Nagar	Residential
144.	Nos. 24,25,8,9,10	4th Cross Road Gandhinagar	94	Gandhinagar	Residential
145.	Office Of Sri Chitrapur Math	On The Corner Of Xv Cross And Viii Main - Bungalow Facing South Of The Office	65	Kadu Malleshwara Ward	Public
146.	Office Of The Commissioner Of Police	No. 1, Infantry Road Vasanth Nagar, Tasker Town, Shivaji Nagar	110	Sampangiram Nagar	Public
147.	Office Of The Department Of Information And Publicity; Vema Lodge	No. 27, Iv Main Road; New Plot No. 97	65	Kadu Malleshwara Ward	Public
148.	Office Of The Deputy Inspector General Of Police	No. 13, Miller's Road	93	Vasanth Nagar	Public
149.	Office Of The Registrar Of Co-Operative Societies	No.1, Ali Asker Road, Vasanth Nagar	110	Sampangiram Nagar	Public
150.	Office Of Ubhaya Vedanta Pravarthana Sabha	Plot No. 100, East Park Road Malleshwaram	65	Kadu Malleshwara Ward	Public
151.	Parsee Agiari	Fire Temple On Cunningham Road Cross	110	Sampangiram Nagar	Residential
152.	Parvin Villa (1916)	No. 11, Serpentine Street No. 28	117	Shanthi Nagar	Residential
153.	Photography Building - G.K.Vale Building	Church Street	111	Shantala Nagar	Commercial
154.	Police Station	Commercial Street,	110	Sampangiram	Public



## Revised Master Plan for Bengaluru - 2031 (Draft)

Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
		Tasker Town, Shivajinagar		Nagar	
155.	Post Office	Museum Road	111	Shantala Nagar	Public
156.	Potti Pati House	New Plot No. 42; Neemrana Hotel (Old Plot No. 59) Viii Cross, Malleshwaram	65	Kadu Malleshwara Ward	Residential
157.	Prakash Road Lines	Sheshadri Road, Gandhinagar	94	Gandhinagar	Public
158.	Prithvi Buildings-Bank Of Baroda	Kempegowda Road	94	Gandhinagar	Public
159.	Pushpa Vilas	No. 11, Ranga Rao Road	142	Sunkenahalli	Residential
160.	R.B.A.N.M's Junior College	On Ghangadhar Chetty Road	110	Sampangiram Nagar	Public
161.	Ragi Gudda Temple	9th Block, Jayanagar	177	J P Nagar	Public
162.	Rain Tree Life Style	4, Sankey Road, High Grounds	93	Vasanth Nagar	Commercial
163.	Raja Mahal	Sheshadri Road, Gandhinagar	94	Gandhinagar	Residential
164.	Rama Krupa	No.21, Venkataswamy Naidu Rd	63	Jayamahal	Residential
165.	Rama Nivas	No. 8, Norris Road	117	Shanthi Nagar	Residential
166.	Rama Villa' Crescent Road	Crescent Road, Sampangi Rama Nagar	93	Vasanth Nagar	Residential
167.	Ramakrishna Nivas	Ashraf, #28, Aga Abasali Road	90	Halsoor	Residential
168.	Ramanarayan Chellaram College Of Commerce	Palace Road, Basaveshwara Circle, Racecourse, Gandhi Nagar,	110	Sampangiram Nagar	Public
169.	Ramaprasad	No.16, Shankar Mutt Road	142	Sunkenahalli	Residential
170.	Rao Bahadur Annaswamy Dispensary	MM Road	78	Pulikeshi Nagar	Public
171.	Red cross Home Bangalore	On Ulsoor Lake Opposite To KSTDC Swimming Pool	79	Sarvagna Nagar	Public
172.	Residence 001	No.24, Venkataswamy Naidu Road	63	Jayamahal	Residential
173.	Residence 002	No.25, Venkataswamy Naidu Road	63	Jayamahal	Residential
174.	Residence 003	Bungalow Behind KAMAT Hotel at The South End Of Jumma Masjid Road	110	Sampangiram Nagar	Residential



Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
175.	Residence 004	Corner Of Veerapalli Street And Kamral Road	110	Sampangiram Nagar	Residential
176.	Residence 006	Aga Abdul Street	117	Shanthi Nagar	Residential
177.	Residence 007	Serpentine Street	117	Shanthi Nagar	Residential
178.	Residence 008	Off Richmond Road	117	Shanthi Nagar	Residential
179.	Residence 009	A-N Street, Off Puliyan Koil Street	111	Shanthala Nagar	Residential
180.	Residence 01	No.17, Infantry Road	110	Sampangiram Nagar	Public
181.	Residence 010	Located At The Junction Of MM Road And Bourlion Street	78	Pulikeshi Nagar	Residential
182.	Residence 011	#53,54, Mm Road	78	Pulikeshi Nagar	Residential
183.	Residence 012	#59(21), 57, Thumebuchetty Road	79	Sarvagna Nagar	Residential
184.	Residence 013	#105,#51(Old), Kenchappa Road	78	Pulikeshi Nagar	Residential
185.	Residence 014	#14, McPherson Road	59	Maruthi Seva Nagar	Residential
186.	Residence 015	45-52, Coles Road	78	Pulikeshi Nagar	Residential
187.	Residence 016	20, Milton Street	59	Maruthi Seva Nagar	Residential
188.	Residence 017	19, Milton Street	59	Maruthi Seva Nagar	Residential
189.	Residence 02	No.18, Infantry Road	110	Sampangiram Nagar	Public
190.	Residence 021	#153, MM Road	78	Pulikeshi Nagar	Residential
191.	Residence 022	#45, MM Road	78	Pulikeshi Nagar	Residential
192.	Residence 023	Plot No. 119; Margosa Road, 12th Cross	94	Gandhinagar	Residential
193.	Residence 024	Plot Between 93/2 And 30/1; 11th Cross, Margosa Road	94	Gandhinagar	Residential
194.	Residence 025	Plot 28, On Junction At 11th Cross And Margosa Road	94	Gandhinagar	Residential
195.	Residence 026	Plot No. 17, 7th Cross Margosa Road	110	Sampangiram Nagar	Residential
196.	Residence 027	#20, 7th Cross, Malleshwaram	65	Kadu Malleshwara Ward	Residential
197.	Residence 028	10th Cross, Malleshwaram	65	Kadu Malleshwara Ward	Residential
198.	Residence 029	#28 Plot, 7th Cross, Malleshwaram	65	Kadu Malleshwara Ward	Residential
199.	Residence 03	No.125, Dispensary	110	Sampangiram	Public



## Revised Master Plan for Bengaluru - 2031 (Draft)

Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
		Road		Nagar	
200.	Residence 030	#5,7th Cross, Malleshwaram	65	Kadu Malleshwara Ward	Residential
201.	Residence 031	Sheshadri Road	94	Gandhinagar	Residential
202.	Residence 036	No.34, Crescent Road, Behind Golf Links High Grounds	93	Vasanth Nagar	Residential
203.	Residence 037	Bungalow Behind Kamat Hotel At The South End Of Jumma Masjid Road	101	Sampangiram Nagar	Residential
204.	Residence 039	No.304, Kamraj Road	101	Sampangiram Nagar	Residential
205.	Residence 04	No 13, Bhavishya Nidhi Bhavan, Rajarammohan Roy Road	111	Shanthala Nagar	Public
206.	Residence 040	No.82, Corner Of St.John's Church Road And Kamraj Road	101	Sampangiram Nagar	Residential
207.	Residence 041	No.17, Ali Asker Road	110	Sampangiram Nagar	Residential
208.	Residence 042	No.19/1, Cunningham Road	39	Vasanth Nagar	Residential
209.	Residence 043	No.9, Now No.18, Bungalow Next To Harsha Hotel, Venkataswamy Naidu Road	63	Jayamahal	Residential
210.	Residence 044	No.49, Bowring Hospital Road	110	Sampangiram Nagar	Residential
211.	Residence 045	No.51, Lane Off Bowring Hospital Road	0	Sampangiram Nagar	Residential
212.	Residence 046	No.52, Lane Off Bowring Hospital Road	0	Sampangiram Nagar	Residential
213.	Residence 047	St. Mark's Road	111	Shantala Nagar	Residential
214.	Residence 048	No. Andree Road	117	Shanthi Nagar	Residential
215.	Residence 049	No. 26, Norris Road	117	Shanthi Nagar	Residential
216.	Residence 05	3rd Cross Road Gandhinagar	94	Gandhinagar	Public
217.	Residence 050	No. 4, Langford Road	117	Shanthi Nagar	Residential
218.	Residence 051	No. 5, E (S) Street Perpendicular To Langford Road, Parallel To Hosur Road	117	Shanthi Nagar	Residential
219.	Residence 052	No. 6, Eagle Street	117	Shanthi Nagar	Residential



Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
220.	Residence 053	No. 17, Eagle Street	117	Shanthi Nagar	Residential
221.	Residence 054	No. 20, Puliya Koil Street, Ashok Nagar	111	Shanthala Nagar	Residential
222.	Residence 055	No. 21, Puliya Koil Street, Ashok Nagar	111	Shanthala Nagar	Residential
223.	Residence 056	No. 43, Puliya Koil Street, Ashok Nagar	111	Shanthala Nagar	Residential
224.	Residence 057	#37/1-1, Ramakrishna Nivas, Aga Abasali Road	90	Halsoor	Residential
225.	Residence 058	#24/2, Aga Abasali Road	90	Halsoor	Residential
226.	Residence 059	Journey House, #6, Haudin Road	90	Halsoor	Residential
227.	Residence 06	On Arumugam Muduliar Cross Road Very Old Temple Like Structure On The Right	118	Sudham Nagar	Public
228.	Residence 060	#9, Haudin Road	90	Halsoor	Residential
229.	Residence 061	#60, Coles Road	78	Pulikeshi Nagar	Residential
230.	Residence 07	No.9,10, Simple Elegant One Storey Bungalow On Plain Street	63	Jayamahal	Public
231.	Residence 070	#18, Davis Road	59	Maruthi Seva Nagar	Residential
232.	Residence 071	#7, Charleston Road	59	Maruthi Seva Nagar	Residential
233.	Residence 072	No. 12, McPherson Road, Perpendicular To Wheeler's Road	59	Maruthi Seva Nagar	Residential
234.	Residence 075	Near Coles Park	78	Pulikeshi Nagar	Residential
235.	Residence 076	No. 122, Margosa Road, Malleshwaram	65	Kadu Malleshwara Ward	Residential
236.	Residence 077	Nos. 12 And 13, V Main Road, Malleshwaram	65	Kadu Malleshwara Ward	Residential
237.	Residence 08	No.26, Andree Road	117	Shanthi Nagar	Public
238.	Residence 09	No. 12, Commissariat Road	111	Shanthala Nagar	Public
239.	Residence 091	No. 73/1, Ranga Rao Road	142	Sunkenahalli	Residential
240.	Residence 092	No. 10, Ranga Rao Road At The Corner Of Vani Vilas Road	142	Sunkenahalli	Residential
241.	Residence 1	No. 5, Sampangi Tank Road - In The Compound Of Woodlands Hotel	110	Sampangiram Nagar	Commercial



## Revised Master Plan for Bengaluru - 2031 (Draft)

Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
242.	Residence 10	#1, Kensington Road	90	Halsoor	Public
243.	Residence 11	Plot No. 45 Bungalow Opposite N.W. Corner Of Situ Park, West Link Road	65	Kadu Malleshwara Ward	Public
244.	Residence 2	No. 5, Sampangi Tank Road - In The Compound Of Woodlands Hotel	110	Sampangiram Nagar	Commercial
245.	Residence 4	#52,53,54, Kenchappa Road, Frazer Town	78	Pulikeshi Nagar	Commercial
246.	Residence 5	#7, High Street, Off Banaswadi	59	Maruthi Seva Nagar	Commercial
247.	Residence 6	10, Thambuchetty Road	79	Sarvagna Nagar	Commercial
248.	Residence 7	Near Coles Park	78	Pulikeshi Nagar	Commercial
249.	Residence In Norris Road	Norris Road	117	Shanthi Nagar	Residential
250.	Residence No-5,6	Hosur Road	117	Shanthi Nagar	Public
251.	Residence Of R.S.Kuppiah	No.20, Venkataswamy Rd	63	Jayamahal	Residential
252.	Residence_1	No.302, Kamraj Road	101	Sampangiram Nagar	Mixed
253.	Residence_2	No.140, Dispensary Road	110	Sampangiram Nagar	Mixed
254.	Residence_3	No.41, Kamraj Road	110	Sampangiram Nagar	Mixed
255.	Residence_4	No.42, Bowring Hospital Road	110	Sampangiram Nagar	Mixed
256.	Rotary Club	4th Main Road, Malleshwaram	65	Kadu Malleshwara Ward	Public
257.	S. Devappa And Sons	No. 90, Lal Bagh Road	145	Hombegowda Nagar	Commercial
258.	Sacred Heart Church	Richmond Road	111	Shanthala Nagar	Public
259.	Sai Baba Temple	2nd Temple Street, Vyalikaval, Kodandarampura, Malleshwaram	65	Kadu Malleshwara Ward	Public
260.	Sait Restaurant	#55, Mm Road	78	Pulikeshi Nagar	Residential
261.	SBI Staff Quarters	St. Marks Road	111	Shantala Nagar	Public
262.	Senior Superintendant Office	Museum Road, Shanthala Nagar, Ashok Nagar	111	Shantala Nagar	Public
263.	Seventh Day Adventist Church	No.13, Cunningham Road	39	Vasanth Nagar	Public
264.	Shalom House	#159, MM Road	78	Pulikeshi Nagar	Residential
265.	Shanthi Gruha - Chief Justice House	No .39, Palace Road	110	Sampangiram Nagar	Residential
266.	Sharadha Cottage	Opposite To Hp Petrol Bunk , 4th	143	Vishveshwara Puram	Residential



Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
		Main Road			
267.	Shivaji Talkies	J.C Road	119	Dharmaraya Swamy Temple	Public
268.	Simahu Villas (1924)	No. 108, Brigade Road, Ashok Nagar	111	Shanthala Nagar	Commercial
269.	Sisters Of St. Joseph Of Annecy	#16, Davis Road	59	Maruthi Seva Nagar	Residential
270.	Siva Sendhil	No. 13, Lloyd Road	59	Maruthi Seva Nagar	Residential
271.	Sri Anjaneya Temple	Banaswadi	27	Banaswadi	Public
272.	Sri Narasimha Swamy Temple	Bannerghatta Hills		Bannerghatta Village	Public
273.	Sri Rameshwara Temple	On 3rd Main Road Chamarajpet	140	Chamarajpet	Public
274.	Sri Shankaramath	Sankarapuram	143	Vishveshwara Puram	Public
275.	Sri Yadugiri Yathiraja Mutt	Sampige Road, Malleshwaram	77	Dattreya Temple	Public
276.	Srimati Kamala Bhai High School	Connaught Road, Vasanth Nagar	93	Vasanth Nagar	Public
277.	Srinivas	No. 46, V Main Road, Chamarajpet	143	Vishveshwara Puram	Residential
278.	St. Andrew's Church C.S.I. Karnataka Central Diocese	No.27 ,Cubbon Road	110	Sampangiram Nagar	Public
279.	St. Anne's Generalate	No. 2, Miller's Road	93	Vasanth Nagar	Public
280.	St. Anne's Girls School	No.4 Mother Teresa Road, Vivek Nagar	114	Agara	Public
281.	St. Joseph's College Buildings	Junction Of Residency Road And Museum Road	111	Shantala Nagar	Public
282.	St. Patricks Church	Residency Road, 15/K, Brigade Road, Shanthala Nagar, Ashok Nagar	111	Shantala Nagar	Public
283.	St. Peter's Pontifical Seminary	8th Main Rd, Malleshwaram	45	Kadu Malleshwara Ward	Public
284.	St. Philomena's Hospital	On Nilasandra Road	111	Shantala Nagar	Public
285.	St. Stanislaw's Convent	On Nilasandra Road	111	Shantala Nagar	Public
286.	St. Thomas Church	4th Main Road, Chamarajpet	140	Chamarajpet	Public
287.	St.Andrew's Church, Parish Hall & Manse	No.102, Infantry Road	110	Sampangiram Nagar	Public
288.	St.Euphrasia's School	No.- 6, Albert Street, Richmond Town	111	Shantala Nagar	Public
289.	St.Joseph's School	Museum Road	111	Shantala Nagar	Public
290.	Subramanya Temple, Kumara Park Area	5th Cross Rd Street Kumara Park West, Sheshadripuram,4th Block	94	Gandhinagar	Public
291.	The Archbishop's	No. 18, Miller's Road	63	Jayamahal	Public



## Revised Master Plan for Bengaluru - 2031 (Draft)

Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
	Residence				
292.	The Bangalore City Cooperative Bank	No.3, 1st Main, Shivganga Matta Road, Chamarajpet	140	Chamarajpet	Public
293.	The Bangalore Club	Residency Roadno.10,Field Marshal K.M. Cariappa Road, Richmond Town, Shanthala Nagar, Ashok Nagar	111	Shantala Nagar	Public
294.	The Indian Institute Of Science	C V Raman Ave, Devasandra Layout, Malleshwaram	35	Aramane Nagar	Public
295.	The Rail House	Miller's Road	78	Pulikeshi Nagar	Residential
296.	Trust Building	Anandaraao Circle, Racecourse, Gandhi Nagar	94	Gandhinagar	Public
297.	Turn bridge	No.86, Infantry Road Asker Town, Shivaji Nagar	110	Sampangiram Nagar	Public
298.	United Theological College	No. 20, Miller's Road	63	Jayamahal	Public
299.	V.Das And Sons	No.98,Commercial Street	110	Sampangiram Nagar	Commercial
300.	Vasavi Temple Street/Market Street	8th Cross, Malleshwaram	65	Kadu Malleshwara Ward	Commercial
301.	Venson	Cubbon Road, Shivaji Nagar,	110	Sampangiram Nagar	Public
302.	Venu Gopala Swamy Temple	11th Cross, Malleshwaram	65	Kadu Malleshwara Ward	Public
303.	Visvesvaraiah Towers	At The Junction Of Queens Road And Dr. Ambedkar Road-Facing Vidhana Soudha	110	Sampangiram Nagar	Public
304.	W.Q. House	Convent Road	111	Shantala Nagar	Commercial
305.	Westend Hotel	On Race Course Road	93	Vasanth Nagar	Commercial
306.	Windsor Castle	#10/11, Windsor Castle, Ulsoor Road	90	Halsoor	Residential
307.	YMCA Building 2	Millers Road, Railway Line Eastern End.	63	Jayamahal	Public
308.	Young Indian Men's Association	Ulsoor	78	Pulikeshi Nagar	Public
309.	Zeenath House	Palace Road	110	Sampangiram Nagar	Residential
310.	Zelo Zelatus Sum Pro Domino Deo Exertitum	No.15, Ali Asker Road , Carmelite Convent	110	Sampangiram Nagar	Public



Sl. No.	Name of Heritage Site	Location	Ward Number	PD Number	Type of Building
B	<b>Natural Heritage</b>				
311.	Sankey Tank	Kodandarampura, Malleshwaram	35	Aramane Nagar	Open Space
312.	IISc Campus	After 18th Cross Malleshwaram	35	Aramane Nagar	Public
313.	Rose Garden Road	4th Main Road, Yediyur	168	Pattabhiram Nagar, Shakambari Nagar, Karisandra, Yediyur	Open Space
314.	Dodda Aalada Mara	Tavarekere, Hobli		Kethohalli Village	Open Space
315.	Bannerghatta National Park	Bannerghatta		Bannerghatta Village	Open Space
316.	MM Road	Mosque Road Pulikeshi Nagar	91	Bharathi Nagar	Public
317.	Sankey Tank	Kodandarampura, Malleshwaram	35	Aramane Nagar	Open Space
318.	GVK Campus	Vignana Kendra, Along Bellary Road (GKV University)	09	Vidyaranyapura	Public
C	<b>Cultural Heritage</b>				
319.	Mavelli Tiffin Rooms	Opp Lal Bagh	142	Sunkenahalli	Commercial
320.	MM Road	Mm Road/ Mosque Road Pulikeshi Nagar	78	Pulikeshi Nagar	Public

**Town Planner Member**

**BDA**

**Commissioner**

**BDA**

**Chairman**

**BDA**



# Bangalore Development Authority

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