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Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016, Building Byelaws
Section : Zoning of land use
Year of Publication : 2015

1.2 Zoning of Land

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

- 1 Residential
- 2 commercial
- 3 Industrial
- 4 Public and semi public
- 5 Public Utilities
- 6 Open spaces, Parks, Play grounds, Buffer along river and burial ground
- 7 Transport & communication
- 8 Agricultural use
- 9 Areas of special control

Note :

i. Uses permissible under special circumstances by the Authority in different zones provided that,
a) the proposal for all such changes are displayed in the notice board of the Planning Authority display as may be specified by the Planning Authority.

ii. Roads are permitted in all the zones.

iii. Prior to giving permission for religious use and school or college buildings in different zones either under uses pe Circular No. Na A E 237 Be Ma Praa 2009 dated 19-09-2009 is to be followed.

iv. Uses permitted in all the above category of zones are subject to space standards as given in Table-1.

v. Space standards for various buildings/ uses in different zones are strictly adhered to while giving permission for cl

Uses permissible under special circumstances by the Authority in different zones provided that, in different zones o

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use

y, inviting objections from the public within a period of not less than fifteen days from the date of

rmissible or under special circumstances by the Authority, instructions given in Government

hange of land use / alienation as prescribed in Table – 1.

f the local planning area shall be as follows

Sl.No.	Classification of Land into Zones	Permissible Land use in Category	Sub Category	
1.2.1				
1	Residential (R)	R	Uses permitted	Uses that are permitted under special circumstances by the Authority
			Dwellings units/tenements, plotted residential developments, villas, semi detached houses apartments, multi dwelling housing, service apartments, group housing, hostels including working women and gents hostels, old age homes, Dharmashala, orphanages, places of public worship, schools offering higher primary school courses, kinder garden/kids play area, Daycare, crèche (with a minimum site area of 500 sq. m for nursery schools and 1000 sq. m for lower primary schools) public libraries, post and telegraph offices, telephone exchange, Karnataka Power Transmission Corporation Limited Counters, milk booths, HOPCOM centres, STD booths, mobile phone service repairs, computer institutes.	Municipal, state and central government offices, public utility buildings, cemeteries, golf clubs, Recreational Clubs for local residents noncommercial in nature, banks, nursing homes, higher primary schools with minimum site area of 2000 sq m, hospitals, (with a minimum site area of 750 sq. m and the site is abutting a road of minimum 12 m width), philanthropic uses, fuel storage depots, filling stations, service industries with NOC from KSPCB(for all the above industries and those as per the list given in Schedule-I, power required for air conditioning, lifts and computers are excluded from HP specified above), power loom for silk twisting provided the noise generated shall be within the limit prescribed by the Ministry of Environment and Forest, Government of India / gas cylinder storage provided it satisfies all required norms of safety, neighbourhood or convenience shops limited to 20 sq. m., internet café centres, doctors consulting Room not exceeding 20.00 sq m. pay & use toilets and service apartments, vehicle parking including multilevel car parking.
Note:		a) Diesel generators equivalent to the quantity of power supplied by the Karnataka Power Transmission Corporation Limited (KPTCL) may be permitted as substitute to power cut and power failures in any zone after obtaining information on the quantity of power supplied to a premises and the capacity of generator required from KPTCL. However, in residential zone installation of diesel generators be discouraged and shall be given in exceptional cases after spot verification and obtaining No Objection Certificate from the KSPCB. b) Where service apartments and other non-residential activities are permitted, fee under section 18 of KTCP Act, 1961 for commercial use shall be levied. c) In case of multi dwellings exceeding 50 units, a maximum100sqm of commercial use cab be allowed for the purpose of neighborhood shops only in case of normal circumstances.		
1.2.2				
2	Commercial (C)	C	Uses permitted	Uses that are permitted under special circumstances by the Authority

			All uses that are permitted in residential zone ,traffic & transportation and public/semi public zones subjected to statutory NOC 'S like FIRE,KSPCB etc, petty shops/ retail shops & hardware shops, job typing / computer training institutes, cyber café, and internet browsing, departmental stores, grocery/ HOPCOMS, vegetable shops, newspaper, stationery and milk booth, commercial and corporate offices / clinics belonging to "professional services" like advocates and doctors, architects and self-owned, shopping/ commercial complexes and service establishments like hair dressing saloons, massage centers, laundries, dry cleaning and tailoring shops, restaurants and hotels, eateries such as darshinis, tea stalls, and take aways, bakery and sweet stalls , mutton and poultry stalls, cold storages, clubs, hostels, newspaper or job printing, all types of offices, STD/FAX/internet center/ ATM centers/ banks, insurance and consulting and business offices, places of amusement or assembly, microwave towers and stations, advertising signs conforming to relevant building byelaws, photo studio, church, temple and other places of worship and assembly, educational, medical/engineering/ technical and research institutions,(on the sites having minimum 2 ha with a minimum of 12m wide approach road), financial institutions, education coaching centers, nursing homes and speciality hospitals, pathological labs, hostels, libraries, any retail business or services not specifically restricted or prohibited therein, filling stations (Fuel stations and pumps, LPG storage, gas retail outlets), neighborhood shops, nursing homes, service industries listed in Schedule – I (power up to 10HP). Uses for small repair centers (electronic, mechanical, automobile), vulcanizing shops, printing press, residential buildings including orphanages and old age homes, gyms, clinics and yoga center, warehouses, storage areas for goods and kalyana mantapas, cinema theatres, multiplexes, auditoriums, community centers, recreational /social clubs and amenities, exhibitions centers, entertainment and amusement centers, convention centers and banquet halls, hard and software computer offices and information technology related activities (Power required for air conditioners, lifts and computers are excluded from the HP specified above), flour mill up to 10 HP	Automobile workshop, manufacturing establishments employing not more than ten workers and uses permitted or permissible on appeal in the residential zone other than those specifically prohibited therein. Heavy goods markets, storage of inflammable materials, sale of second hand junk goods, junk yards & agro mandis junkyard, truck terminals, weigh bridges, cold storage, fruit and vegetable markets, meat and fish markets, wholesale business, trading & warehouses, flour mill up to 20 HP
Note:			Commercial complexes / office complexes/ neighborhood shops should have sufficient provision for toilet for visitors in each floor and should be shown on plan. It shall have waste disposal arrangements.	
1.2.3				
3 Industrial (I)	I		All uses that are permissible under special circumstances in Residential and Commercial zone & traffic & transportation use, all industries like IT and BT industries, microwave towers, power plants, filling stations, parking lot (including multi-level), bus and truck terminals, loading and unloading facilities, warehouses, public utilities like garbage and sewage disposal, municipal and Government offices, dwellings for manager, watch and ward staff in an area not exceeding 1000 sq m or 10% of the total area, whichever is lower, canteen and recreation facilities, kalyana mantapa, office, shops, clubs, job printing, banks, restaurants, dispensary and automobile service stations. All uses as per the categorization of light industries, medium industries and heavy industries defined by Department of Industries and Commerce (schedule–I) except Obnoxious and hazardous industries. There is no power limitation for industries to be permitted in this zone.	Obnoxious and hazardous industries are subject to clearance from the State Pollution Control Board, junk yards, dairy and poultry farms, slaughter house and meat processing unit, ice and freezing plants with power, sports and recreation uses, resorts and amusement parks.
Note:			i. To encourage work-home relationship, 40 % of the available land area for development of residential use for providing quarters to the employees of that particular industry, subject to clearance from the KSPCB in an area of 10 hectares and above. ii. Wherever IT and BT industries are permitted in area of 5 hectares and above, 30% of the area may be allowed for residential apartment for the convenience of the employees subject to clearance from the KSPCB iii. Residential regulations shall be followed for approval of residential development within the premises of industrial/ I.T. and B.T. area. iv. Uses permitted under this catagory are subject to environmental clearances.	
1.2.4				
4 Public & Semi Public Uses	PS		All Central, State and Quasi Government offices/ owned complexes, and centres and institutional office, educational, college campus including hostel facilities for students, integrated residential schools/colleges, higher educational Institutions, colleges, cultural and religious institutions including libraries, reading rooms and clubs, medical and health institutions, cultural institutions like community halls, opera houses, clubs, auditoriums, cultural complexes predominantly non commercial in nature, exclusive places of worship/congregation, public toilets, nursery creches, civic amenities and large infrastructure facilities of health, education, sports, cultural and social institutions, utilities and services, offices/ sub offices of utilities, water supply installations including disposal works, electric power plants, high tension and low tension transmission lines, sub stations, gas installation and gas works, fire fighting stations, spastic rehabilitation centers, orphanages, Govt. dispensaries, police stations, post offices, telecommunication/microwave tower, filling stations, fire stations, broadcasting & transmission stations, banks, and quarters for essential staff and all uses permitted under parks and playgrounds, traffic and transport related facilities, Public Transport terminals and interchanges public distribution system shops, bill collection centers, dobi ghat, dharma shala and research institutions.	Parking lot, repair shops, parks, play grounds, maidens and stadiums (no area limit) and recreational uses, stadium, cemeteries, crematorium, clubs, canteen, libraries, aquarium, planetarium, museum, horticultural nursery and swimming pool, orphanages and old age homes, airport related ancillary uses

Note:		Retail shops, restaurants, filling stations, clubs, banks, canteens, dwellings required for power maintenance and functioning of public and semi-public uses in the zone may be permitted when they are run on non-commercial basis in their own premises and ancillary to the respective institutions.	i. In case any private property is included within the boundary of any existing Public and Semi Public building and if the owner can establish the ownership of such property vests with him/her, then the land use adjoining the Public & Semi Public building may be assigned to such private property by the Authority. (to be decided by the authority on case to case basis only).
1.2.5			
5	Public Utilities (PU)	PU	Public utilities include energy, water, telecommunication sub stations/ service stations/supply and pumping stations, high and low tension transmission lines and power stations/ sub-stations, electric power plants, installations, storage reservoirs OHT, treatment plants, storage and dumping yards, gas and gas lines, gas installations and gas works, electric towers, transformers and microwave towers, telecom towers and drainage and sanitary installations including solid waste management facilities such as land fill sites, garbage dumping yard, treatment plants and disposal works, drying beds, micro-wave towers, fire stations, milk dairies, wind mills.
Note:			Shops, canteens, offices, banking counter, dwellings required for proper maintenance and functioning of public utility and other ancillary users, in their own premises as an ancillary to the respective institutions not exceeding 5% of the total area.
			The buffer created for accommodating the utilities such as power, water, pipeline, oil pipelines and high voltage lines, gas lines and any other utilities. Each "buffer" is dictated by technical standards specified by the competent Authority. ii. The regulations for the above will be decided by the Authority. iii. In case of new developments, these shall remain as non buildable areas and remain as reservations and marked for the purpose intended. iv. For electrical networks, KPITCL standards are followed.
1.2.6			

6	Parks, Play grounds And Open spaces		<p>Parks, play grounds, stadium, NMT infrastructural facilities, sports complexes, children's play land inclusive of amusement parks such as Disney land type, toy trains, parkways, boulevards, cemeteries and crematoria, burial grounds, public toilets, parking, sewage treatment plants, water storage, sewage treatment plants, public use ancillary to park and open space and open space, parking and playground. The area of such ancillary use shall not exceed 5% of total area.</p>	<p>Clubs (non-commercial nature and run by residents' association), canteens, libraries, aquarium, planetarium, museum, bala bhavan, art gallery, open air theaters, water sports and amusement theme parks, recreational clubs (Non-commercial nature), public libraries, horticulture/nursery, transportation terminals and swimming pool, milk booths, HOPCOMS centres and Uses ancillary to the above such as canteens, may be permitted not exceeding 5% of total area limited to ground plus one floor only.</p>
1.2.7				
7	Transport and Communication (T & C)	T & C	<p>Railway lines, railway yards, railway stations, railway workshops, airport roads, road transport depot, storage depots, bus stations, bus stands and bus shelter, bus bays, auto stand, parking areas, multi level car parking information, kiosk integrated, bus terminals, TTMC & metro stations, truck terminals, MRTS terminals, workshop and garages for two wheelers/ LMV/ HMV and filling stations, service stations, airports and helipad, post offices, telegraph offices, telephones and telephone exchanges, television telecasting and radio broadcasting stations, transport offices, microwave stations and offices in their own premises and residential quarters for watch and ward, filling stations, loading and unloading platforms (with/without cold storage facility), weigh bridges, cargo terminals and transfer of cargo between different types of transport (rail, road, air), automobile spares and services, transport depot, storage depots, bus stations, bus stands and bus shelter, commercial, office use shall be permitted & encouraged in all transport hubs & interchanges like TTMC & IMTH etc provided that the built up area for such use does not exceed 25% of developable area. Traffic and Transportation Management Centres, Transit Interchange terminals/ Transit Terminals shall be up to 50 % of the permissible developable area.</p>	<p>Hotels, motels, clubs, go downs, special warehousing and indoor recreational uses, shops, canteens, restaurants, banks, dwellings required for proper maintenance of the transport and communication services in their own premises as an ancillary to the respective institutions not exceeding 25% of the total developable area.</p>
	Note:	<p>1. Regulations for transit oriented development: 1. In case of development for any use abutting road with ROW/Road width of 60 m and above additional FAR of 0.5 over and above the FAR provided against the said use shall be allowed within the 150 m radius of any transit hub/ major interchanges (railway station, B.R.T. and metro) in Zonal Regulations of Kanakapura Master plan, on payment of fee at twice the applicable prescribed rates of Betterment levy subject to statutory clearances viz. fire, Airport etc 2. In case of development around Railway station/Metro Station/any other Mass Rapid Transport System: Station in the radius of 150 m from the boundary of the same an additional FAR of 0.5 over and above FAR provided against the said use in Zonal Regulations of Kanakapura Master Plan, on Payment of fee at twice the applicable prescribed rates of betterment levy subject to statutory clearances e.g. Airport, Fire safety, Pollution control etc., 3. Minimum Foot path width shall be 2.0m to 3.0m based on the Road width as indicated in road cross sections (refer Annexure). 4. As far as possible the traffic and transportation use should be located as per the envisaged activity. It is desirable to have truck terminal/ freight complex/ logistics hub next to or alongside the industrial use. Similarly the public mass transit is meant to take on maximum number of repeat trips hence major terminals of passenger transit should be located at high density work place and high density residential areas. To encourage multimodal transit integration, it is desirable to have the terminals located wherever more than one mode like rail and road are present and they can be integrated. The bus terminal is being redeveloped to accommodate the metro station and intra city bus terminal as well as few inter-city bus terminals, thereby ensuring seamless physical multimodal integration.</p>		

8A	8 Agriculture Zone	AZ	Agriculture and horticulture, children's play land inclusive of amusement parks, such as disney land type, eco-tourism activities, toy trains, dairy and poultry farming, pisciculture, Piggeries farms, livestock rearing milk chilling centers, cold storage, farm houses and their accessory building and uses not exceeding 200 sq. m. of plinth area for the farmers own use within the limitation of minimum plot area of 1.20 hectares. Not exceeding 250 sq m of plinth area within the plot area limitation of 1.2 ha limited to G+ 1 floor. Uses specifically shown as stated in the land use plan like urban village, brick kilns, concrete block, rice mills, sugar mills, jaggery mills, gardens, orchards, nurseries and other stable crops, grazing pastures, forest lands, marshy land, barren land and water sheet, highway amenities viz., filling stations, weigh bridges and check posts.	Agro processing units (as defined by C & I Dept.), Urban amenities such as burial grounds, sports grounds, clubs/ sports clubs, stadiums, playgrounds, parks and garden land, water sports, golf centers, race course, race / driving testing tracks, cultural buildings, places of worship, air terminal and helipads, educational and health institutions, hospitals, libraries, exhibition centers, park and open spaces, graveyards/burial grounds, rehabilitated schemes of government, institutions relating to agriculture, research centres, LPG bottling plant (min. 500 m away from human habitation), mini power projects, ware house, storage and sale of farm products locally produced, provided the Ground Coverage does not exceed 15% and subject to a maximum of Ground+ First floor only. Service and repairs of farm machinery and agricultural supplies, old age and orphanage homes, Public utilities such as solid waste landfills, water treatment plants, power plants, fuel stations and other highway amenities such as weigh bridges, check posts and toll gates having access to major roads, truck terminals, quarrying
			1.2.8A	
	Regulations for Rural Development	RD	Within 150 m radius from the existing gramathana (as defined in the note below), for those villages having a population up to 1000 as per 2011 census, and for every additional 1000 population additional 50 m for uses permitted under residential and agricultural zone may be permitted with the following conditions. 1) FAR: 1.0 2) Maximum no of floors: G+1 3) Setbacks and coverage for the respective uses: As per Table no 8	
	Note		Gramathana: means old village settlement as earmarked in the revenue survey map (village map). Any addition already made to the gramathana in any form shall not be considered while measuring the distance between land in question and gramathana.	
1.2.9				
9	Areas of special control	—	<p>1.2.9A Solid Waste Management (SWM) Area/ site</p> <p>For efficient and scientific management and disposal of solid waste generated within Bruhat Bangalore Mahanagara Palike limits, certain areas lying within Kanakapura Local Planning Area have been identified. Following regulations are laid out in order to restrict development around these areas as per Government Order No. Na A E 325 MNU 2007 dated 06-10-2007: a. Area within a distance of 50 m from the premises of the SWM area/ site is declared as "Buffer Zone" and No development or construction is permitted in this zone. However set back and tree plantation may be allowed in this zone.</p> <p>1.2.9B Archeological/ Historical Monuments and Precincts</p> <p>The historical monuments in any city reflect the past glory of the city. As they attract tourists both from inside and outside the country. While permitting developments around historical monuments, care has to be taken to see that their aesthetic environs are not affected. In order to preserve aesthetic environs around these monuments it is necessary to declare the areas surrounding these monuments as zones of special control and impose the special regulations around these monuments.</p> <p>The Archeological survey of India has not yet declared any of the monuments in the Kanakapura town and the State Archeological Department has also not identified any of the monuments in the Kanakapura town.</p> <p>if the Planning Authority observes any Heritage structures, precincts of historic and/or aesthetic and/or Architectural and/or cultural or environmental significance and natural features and sites of scenic beauty, then Authority may demarcate special Development control areas for regulation of development around these areas, to preserve the importance of the concerned heritage structure and also to control the surrounding developments so that they do not mar the grandeur or beauty or view of the heritage structure for the purposes of implementation.</p> <p>A special Heritage committee may be constituted with the prior approval of the Government to examine the proposals of development or any matter related to development, in the various regulated areas, if received by the Authority, under the provisions of special Regulations and to make recommendations to this Authority for consideration.</p> <p>a) Building up to and inclusive of first floor or up to a height of 7 m from ground level, whichever is less, is permissible within a distance of 100 m distance from the premises of the monuments. b) Buildings up to and inclusive of second floor or up to a height of 10.5 m from ground level, whichever is less are only permissible between 100 m and 200 m distance from the premises of the monuments. c) Building up to and inclusive of third floor or up to a height of 14 m from ground level, whichever is less are only permissible between 200 m and 400 m distance from the premises of the monuments. d) In any case no building shall be permitted within 400 m above the height of the declared monument.</p>	

	Note:	<p>i. No permission for any development around notified historical monument, shall be accorded unless concurrence/ No Objection Certificate is received from the competent authority i.e. Archaeological Survey of India, State Archaeology Department.</p> <p>ii. Any subsequent amendments to the Archaeology Act concerned regarding prohibited area such amendments shall mutatis mutandis apply to these regulations.</p>

Table-1 Space standard for various Buildings / uses			
SL NO	Buildings / Uses	Min. road width in m	Min. size of plot in Sq m
1	Conference halls, Community halls & Social clubs	12	500
2	Cold storage	12	1000
3	Indoor games	15	2000
4	Hotels / lodges	12	500
5	Kalyana Mantapas	12	1000
6	LPG storage & Fuel Filling stations	15	500
7	Nursing homes/polyclinics	12	500
8	Service Apartments	12	500
9	Nursery School	12	As prescribed by the component Authority
10	Lower Primary schools	12	
11	Higher Primary schools	12	
12	High schools with play ground,	12	
13	Integrated Residential Schools	15	As prescribed by the component Authority
14	Colleges	15	
15	Star hotels (up to 3 star)	15	
16	Star hotels (above 3 star)	18	
17	Convention centres	15	2000
18	Cinema, Multiplex, Convention Center	18	1500
19	R&D Lab	12	

Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules -2016, - Building Byelaws
Section : Regulation for different uses of buildings (FAR AND SETBACK)
Year of Publication : 2015

Table-02

Exterior open spaces / setbacks in percentage (minimum) for residential, commercial, public and semi-public, traffic and transportation, public utility buildings								
Depth of site in M.	Residential Minimum in m.		Commercial		Traffic & Transportation, Public Utility & public &		Width of site in M	Residential Min
	Front	Rear	Front	Rear	Front	Rear		Left
1	2	3	4	5	6	7	8	9
Up to 6	1	0	1	0	1.5	0	Up to 6	0
Over 6	1	1	1.5	0	1.5	1.5	Over 6	1
Up to 9							Up to 9	
Over 9							Over 9	
Up to 12	1	1	1.5	1	2	1.5	Up to 12	1
Over 12							Over 12	
Up to 18							Up to 18	
Over 18	2.5	2	3	2	3	2	Over 18	2
Up to 24							Up to 24	
Over 24							Over 24	

Note:

- a. For Plots of 4000Sqm and above, a minimum set back of 5.00m on all sides shall be insisted.
- b. Multi Dwelling Units (Apartments) shall be allowed only on plot sizes of above 750sqm and the road width shall be more than 9m

Note:

- i. When car garage is proposed on the right side rear corner, the minimum front setbacks shall be 3.0 m;
- ii. For residential, commercial, public and semi-public, traffic and transportation, public utility buildings, above 10 m in height, the setbacks shall be insisted as per Table - 3;
- iii. When minimum set back of 2.0 m is left on the right side, a scooter garage may be permitted at the back side limiting the depth of the garage to 3.0 m;

Table – 3

Exterior open spaces / setbacks for residential, commercial, public and Semi-public, traffic and transportation, public utility buildings exceeding 10.00 meters in height.

Sl. No.	Height of building in meters	Minimum Exterior open spaces setbacks to be left on all sides (in m)
1	Above 10.0 Up to 12.0	4.5
2	Above 12.0 Up to 15.0	5
3	Above 15.0 Up to 18.0	6
4	Above 18.0 Up to 21.0	7
5	Above 21.0 Up to 24.0	8
6	Above 24.0 Up to 27.0	9
7	Above 27.0 Up to 30.0	10
8	Above 30.0 Up to 35.0	11
9	Above 35.0 Up to 40.0	12
10	Above 40.0 Up to 45.0	13
11	Above 45.0 Up to 50.0	14
12	Above 50.0	16

Table – 4

Maximum Floor Area Ratio & Road Widths for Different uses

Road width in m	Residential	Commercial	Public & Semi-public, Traffic&Transportation, Public utility
Upto 9	1.5	1.5	1.25
Over 9 to 12	1.75	1.75	1.5
Over 12 to 18	2	2	1.75
Over 18 to 24	2.25	2.25	1.75
Over 24	2.5	2.5	2

Note:

Only effluent treatment plant, open to sky swimming pool, car parking are excluded from FAR computations.

ings up to 10.0 m in height.

imum in m.	Commercial		Traffic & Transportation, Public Utility & public &	
Right	Left	Right	Left	Right
10	11	12	13	14
0	0	0	0	1
1	0	1	1	1.5
1	1	1	1.5	1.75
2	1.5	2	1.75	2.5
3	2	2.5	2.5	3
3	2	3	3	4

1.3.1 REGULATIONS FOR GROUP HOUSING PROJECT

All projects honored by the Karnataka Housing Board. The following norms shall be adopted while approving building plans for group housing;

- a) The approach road to a group housing project must have a minimum width of 12.00 m;
- b) A development plan showing the general arrangement of residential building blocks, and dimensions of the plots earmarked for each building block, access roads to abutting lands, parks, open spaces and civic amenity areas, shall be obtained prior to according approval to the building plan; The minimum area shall be 1.00 ha or more.
- c) Setbacks should be provided with reference to the depth and width of total plot area; An apartment Building on a plot of 1 hectare or more shall also be treated as group housing and norms are applied accordingly.
- d) The floor area ratio (FAR) shall be with reference to the width of the public road abutting the property and the FAR shall be calculated for the net area of the plot as prescribed in Table-5 after deducting the area reserved for civic amenities.
- e) The coverage shall be with reference to the total area of the development plan.
- f) The distance between any two buildings shall not be less than half the height of the taller building.
- g) 15% of the total area to be reserved for civic amenity, parks and open spaces. out of which shall be 10% for parks and open spaces and 5% for Civic Amenity.

note:

- a) Approval of development plan showing the general arrangement of residential building blocks, and dimensions of plot earmarked for each building blocks, means of access roads and civic amenity areas, should precede the approval to building plan.
- b) In case, the height of group housing building exceeds 10.0 m, then setback to be left all-round the premises shall be as per Table – 2.
- c) Parking requirement shall be as per Table – 9. In addition, 10% of the total parking shall be reserved for visitors parking separately.
- d) Internal roads and park area shall be developed by the owner / developer himself for the specified purpose only.
- e) 5% of total plot area may be utilized for Commercial purpose also.
- f) Park area reserved in the development plan shall be handed over free of cost to the Authority by a relinquishment deed and the same may be allowed to be maintained by the local residents association (Regd), if the authority so desires.
- g) CA Sites and park area reserved in the development shall be handed over free of cost to the Authority by a relinquishment deed. preference may be given to the owner/developer of the respective project for lease of CA area reserved in the group housing project.
- h) The roads as shown in the Master Plan shall be incorporated and shall be handed over to the Authority free of cost through a registered relinquishment deed.

Table – 6
Maximum plot coverage, FAR, minimum setbacks and minimum road width for group housing.

Road width in m	Plot coverage	FAR
12	60%	2
to 18	55%	2.25
to 24	55%	2.5
Above 24 m	50%	2.75

1.3.2 Regulations for Semi detached houses

The following norms shall be adopted while approving semi detached houses as given in Table – 7

Table -7

Regulations for Semi-detached houses

1	Minimum combined area of the neighboring plots	140 sq m
2	Building coverage	As applicable to individual plots
3	Floor area ratio	
4	Maximum number of floors	
5	Minimum road width	
6	Front setback for back to back plots	Shall be equal to the sum of front and rear setbacks of individual plots.
7	Side setbacks for plots joined at the side.	On a plot on which a semi-detached building is proposed, the side setback for each unit shall be the total of the left and right setbacks to be left in case of individual plots.

1.3.3 ROW HOUSING

The following norms shall be adopted while approving row houses as given in Table – 8.

Table-8

Row Housing (Maximum 12 units, minimum 3 units)

Minimum combined area of plot	210 sq m
Maximum area of each unit	108 sqm
Building Coverage	As applicable to individual plots
Floor area ratio	
Number of floors	
Minimum road width	
Setbacks minimum	Front: 2.00 m Rear: 1.50 m Side: 2.00 m only for end units

1.3.4 FLATTED FACTORIES

The following norms shall be adopted while approving flatted factories as given in Table – 9.

Table-9

Regulations for flatted factories

Minimum plot area	1000 sq m
Maximum plot coverage	40%
FAR	1.50 up to 12.0 m road and 1.75 above 12.0 m
Minimum setbacks	Front: 8.00 m Rear: 4.50 m Side: 4.50 m

1.3.5 Industrial buildings

Coverage, Floor Area Ratio and Open space for Industrial buildings are as given in Table – 10 below:

Table-10

Coverage, Floor Area Ratio and Open space for Industrial buildings

Plot area in sqm	Max. plot coverage	Floor area ratio	Minimum Front setback in m	Other sides	Minimum road
Upto 230	80%	1.00	1.00	1.00	9
231 to 1000	60%	1.25	4.50	3.00	9
1000 to 2000	55%	1.25	6.00	5.00	Over 12
2001 to 4000	50%	1.25	8.00	5.00	Over 12
4001 to 8000	45%	1.00	8.00	6.00	Over 15
Above 8000	45%	1.00	15.00	12.00	Over 15

Where the plot or the minimum size prescribed is not having the required width or front permission shall be granted to the maximum extent of built up area allowable to that particular road width. The minimum frontage for plot upto 230 sqm shall be 9 m and for plots above 230 sqm shall be 12m.

Name of the LPA/UDA : Kanakapura Planning Authority	
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016, Building Byelaw	
Section : REGULATIONS FOR IT & BT RELATED ACTIVITIES	
Year of Publication :2015	

1.3.6 REGULATIONS FOR IT & BT RELATED ACTIVITIES

Floor Area Ratio and Ground Coverage in Industrial Zone for IT / BT Related activities to be followed as per Table-10A below:

Table -10A

SL NO	SIZE OF PLOT (sq m)	GROUND COVERAGE	PERMISSIBLE FAR	ROAD WIDTH (m)
1	Upto 1000	55%	1.5	Above 9m upto 12m
2	Above 1000 upto 2000	50%	1.75	Above 12.0m upto 18.0
3	Above 2000 upto 4000	50%	2	Above 18.0 upto 24.0
4	Above 4000 upto 6000	45%	2.25	Above 24.0 upto 30.0
5	Above 6000	45%	2.5	Above 30.0

Note: whenever the plot of the minimum size prescribed is not facing the required width of road, permission shall be granted to the maximum extent of built up area allowable to that particular road width.

Parking regulations for IT & BT related buildings :

* Each off-street parking space provided for motor vehicles shall not be less than (2.5 m x 5.5 m) 13.75 sq m area and for scooter and cycle parking spaces provided shall not be less than 3 sq m and 1.4 sq m respectively and it shall be 25% of the car parking space.

* For building of different uses, off-street parking spaces for vehicles shall be provided as stipulated the Table - 11

Exterior open spaces/setbacks in percentage (minimum) for IT & BT related buildings to be followed as per Table-10B below.

Table-10B

Sl. No	Size of plot (sq. m)	Ground coverage	min front setback	min all around setbacks (m)
1	up to 1000	55%	6	5
2	above 1000 upto 2000	50%	8	5
3	above 2000 upto 4000	50%	8	6
4	above 4000 upto 6000	45%	8	6
5	above 6000	45%	15	12

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Name of the LPA/UDA : Kanakapura Planning Authority		
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules - 2016, - Building Byelaws		
Section : Parking Regulations		
Year of Publication :2015		

1.3.7 PARKING REGULATIONS
Parking space standards to be adopted are as follows :
<p>a) Each off-street parking space provided for motor vehicles shall not be less than (2.5 m x 5.5 m) 13.75 sq m area and for scooter and cycle parking spaces provided shall not be less than 3 sq m and 1.4 sq m respectively and it shall be 25% of the car parking space.</p> <p>b) For building of different uses, off-street parking spaces for vehicles shall be provided as stipulated the Table - 11 below</p>

Table – 11
Off-street parking spaces

Sl. No.	Category	Minimum one car parking space of 2.50 m x 5.50 m for every
1	Single dwelling unit	A dwelling unit measuring more than 50 sq m upto 150 sq m of the floor area. An additional one car park for part thereof, when it is more than 50% of the prescribed limit.
2	Multi-family residential	<p>a. 2 tenements each having area less than 50 sq m</p> <p>b. 1 tenement exceeding area of 50 sq m</p>
3	Lodging establishments, tourist homes and hotels	4 guest rooms
4	Educational	200 m floor area
5	<p>a. Hospital</p> <p>b. Nursing homes</p>	<p>a. 100 sq m floor area subject to minimum 20 spaces</p> <p>b. 75 sq m floor area subject to minimum 10 spaces</p>
6	Assembly/Auditorium	25 seats
7	Government or Semi public buildings	100 sq m floor area
8	Retail business	75 sq m floor area
9	Industrial	100 sq m floor area plus 1 lorry space measuring 3.5m x 7.5m for every 1000 sqm or part thereof.
10	Storage	100 sq m floor area
11	Kalyana Mantapa	75 sq m floor area
12	Private Offices	75 sq m floor area
13	Restaurant/Pubs/Bars/Corr��e Parlours	75sq m of floor area
14	Students Hostels	15 rooms
15	Working Persons Hostel	5 rooms

additional parking or part thereof shall be provided when the part area exceeds 50% of the prescribed limits /standards

Note:

(a) Parking space shall be with reference to total floor area after deducting space covered by lift room, stair case, open balcony and ducts open to sky in addition to the area deducted for the purpose of calculating the F.A.R. any place use for Parking is not included in calculation of FAR. In case, additional car parking is provided as part of parking complex or parking lot in excess of required car parking, such area shall be exempt from reckoning the FAR.

(b) Up to 50 sq m in the case of shops, parking spaces need not be insisted.

(c) Off-street parking space shall be provided with adequate vehicular access to a

Street and the area of drive aisles subject to a minimum of 3.50 m and such other provision required for adequate maneuvering of vehicles shall be exclusive of the parking spaces stipulated in these Zonal Regulations.

(d) The parking spaces shall be provided in:

(a) First basement for plots up to 1000 sq m and second basement shall be Permissible for plots more than 1000 sq m.

(b) Stilt floor or in upper floors (at any level.)

(c) Car parking can be provided in the set back areas provided; a minimum of 3.0 m is left free from the building.

e) The other aspects for providing parking spaces are;

i. Common and continuous cellar parking floors between adjoining blocks would be allowed depending upon structural safety aspects.

ii. The parking spaces should be efficiently designed and clearly marked and provided with adequate access, aisle, drives and ramps required for maneuvering of vehicles. all sites of the stilt parking shall be open. when stilt parking is provided, the height shall not exceed 2.40 m and height shall be considered for calculating the total height of the building.

iii. Stilt floor/Cellar parking floor shall be used only for parking and not for any habitation purpose. Misuse of the area specified for parking of vehicles for any other use shall be summarily demolished / removed by the Enforcement Authority.

iv. For parking spaces in second basement and upper storey's of parking floors, at least two ramps of minimum 3.5 m width or one ramp of minimum 5.4 m width and maximum slope of 1:8 shall be provided.

i. Basement / cellar shall be permitted to extend in the setback area except the front setback after leaving a minimum of 2.0 m from the property line.

ii. A maximum of three basements in the case of 3-Star Hotels and above can be permitted for parking and services

iii. Every basement storey shall be at least 2.4 m in height from the floor to the bottom of the roof slab / beam / ceiling (whichever is less) and this height of basement floor shall not exceed 2.75 m

iv. The basement storey shall not be projected more than 1.20 m above the average ground level

f) Parking provision on multi-level or on any number of floors:

a) access ramps, elevators, escalators to the upper floors or terrace 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.

b) Car parking shall not be provided in the set back area. if provided, a minimum of 3.0 m shall be left free from the building in case of G+3 building and a minimum of 6.0 m in case of building which are G+4 or more.

c) When multi-level car parking (MLCP) is proposed on a plot as independent activity, there shall not be any limitation for FAR or Height of the building subject to condition that they satisfy fire and airport



Name of the LPA/UDA : Kanakapura Planning Authority		
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016,		
Section : Corridor		
Year of Publication :2015		
1.3.8 CORRIDOR		
The minimum widths of corridor for different uses of building are as given in the Table 12.		
Table – 12		
Minimum Width of Corridors		
Sl No	Building use or type	Minimum width of the corridor in m
1	Residential building	1.0
	Apartment building	2.0
2	Assembly buildings such as auditorium, Kalyana Mantapa, cinema theatre,	2.0
	religious building, temple, mosque or church and other buildings of public assembly or conference.	
3	Institutional buildings such as:	
	a. Government office	2.0
	b. Government Hospitals	2.4
	c. Educational Buildings such as Schools, Colleges, Research Institutions.	2.0
	d. Commercial buildings such as private office, nursing homes, lodges, etc	2.0
	e. All other buildings	1.5

Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016, Building Byelaws
Section : Restriction of building activity in vicinity of certain areas
Year of Publication :2015
1.3.9. Restrictions of building activity in vicinity of certain areas :
<p>a) No building/ development activity shall be allowed in the bed of water bodies like nala, and in the Full Tank Level (FTL) of any lake, pond etc.</p> <p>b) The above water bodies and courses shall be maintained as recreational/Green buffer zone, and no building activity other than recreational use shall be carried out within.</p> <p>i) 30 meters from the boundary of Lake of 40.00 ha and 10 m for others as per revenue records.</p> <p>ii) 9 meters from the boundaries of Canal / Raj Kaluve.</p> <p>iii) 3 meters from the boundary of field natural drains as defined in the RS map / topo sheets.</p> <p>iv) The above shall be in addition to the mandatory setbacks. Unless and otherwise stated, the area and the Full Tank Level (FTL) of a lake shall be reckoned as measured or given in the Survey of India topographical maps/Irrigation Dept. v)</p> <p>Within the demo demarcated buffer for tanks / nala / valleys, sewage treatment plants, water treatment plants, roads, formation of drains, culverts, bridges etc., which will not obstruct the water course, runoffs, channels are allowed.</p>

Name of the LPA/UDA : Kanakapura Planning authority			
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules -2016, Building Byelaws			
Section : Distance of building from Electrical lines			
Year of Publication :2015			
1.3.10 Distance of building from electrical lines			
No building shall be erected below an electrical line, as well as within the horizontal distance from the electrical line indicated in the Table - 13. The vertical distance below the level of the electrical line and the topmost surface of the building corresponding to the minimum horizontal distance shall be as indicated in Table - 13. The minimum vertical clearance is not applicable if the horizontal distance exceeds the minimum prescribed.			
Table-13			
Distance of building from electrical lines			
S/N	Electric line strength	Horizontal Distance from the edge of the electrical line (in m)	Electric line corridor width overall (in m)
1	L.T Line	1.8	4.5
2	H.T Line of 11kv	1.8	4.5
3	H.T Line of 33kv	2.5	15.0
4	H.T Line of 66kv	2.5	18.0
5	H.T Line of 110kv	3.2	22.0
6	H.T Line of 220kv	4.2	35.0
7	H.T Line of 400kv	5.2	52.0

Name of the LPA/UDA : Kanakapura Planning Authority		
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016, Building Byelaws		
Section : Solar Water Heater Requirements		
Year of Publication :2015		
1.3.11		
Solar water heaters shall be provided as per the table for different categories of buildings.		
Table.14 Solar lighting and water heater requirements		
Sl. No.	Type of use	100 litres per day shall be provided for every unit
1	Restaurants service food and drinks with seating / serving area of more than 100 sq and above.	40 sq m of seating or serving area
2	Lodging establishments and tourist homes	3 rooms
3	Hostel and guest houses	6 beds / persons capacity
4	Industrial canteens	50 workers
5	Nursing homes and hospitals	4 beds
6	Kalyana Mantapas, community hall and convention hall (with dining hall and kitchen)	30 sq m of floor area
7	Recreational clubs	100 sq m of floor area
8	Residential buildings:	
	(a) Single dwelling unit measuring 200 sq m of floor area or site area of more than 400 sqm whichever is more	
	(b) 500 lpcd for multi dwelling unit / apartments for every 5 units and multiple thereof.	
9	Solar photovoltaic lighting systems shall be installed in multi unit residential buildings (with more than five units) for lighting the set back areas, drive ways, and internal corridors.	

[illegible]

of the LPA/UDA : Kanakapura Planning Authority

ation Name : Zonal Regulation, ~~The KTCP (Approval of Plot) Rules -2016, Building Byelaws~~

on : Rain Water Harvesting

of Publication :2015

1.3.12 Rain Water Harvesting

Rain water harvesting is compulsory in all buildings of plots of size (9X12m) and above, it includes storage or recharging into ground of rainwater falling on the terrace or on any paved or unpaved surface within the building site.

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

1. Open well of a minimum of 1.00 m dia. and 6.00 m in depth into which rainwater may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden, etc.

2. Rainwater harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated up to a depth of at least 3.00 m and refilled with stone aggregate and sand. The filtered rainwater may be channeled to the refilled pit for recharging the bore well.

3. An impervious storage tank of required capacity may be constructed in the setback or other than, space and the rainwater may be channeled to the storage tank. The storage tank may be raised to a convenient height above the surface and shall always be provided with ventilating the surface and shall always be provided with ventilating covers and shall have draw off taps suitably place so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

4. The surplus rainwater after storage may be recharged into ground through percolation pits, trenches, or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x 2.00 m to 2.50 m depth. The trenches can be or 0.60 m width x 2.00 m to 6.00 m length x 1.50 m to 2.00 depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be backfilled with filter media comprising the following materials.

i) 40 mm stone aggregate as bottom layer up to 50% of the depth;

ii) 20 mm stone aggregate as lower middle layer up to 20% of the depth;

iii) Course sand as upper middle layer up to 20% of the depth;

iv) A thin layer of fine sand as top layer;

v) Top 10% of the pits / trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad;

vi) Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered;

vii) The depth of wall below ground shall be such that the wall prevents lose soil entering into pits / trenches. The projection of the wall above ground shall at least be 15 cm;

viii) Perforated concrete slabs shall be provided on the pits / trenches.

5. If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with course sand to allow percolation of rainwater into ground.

The terrace shall be connected to the open well / bore well / storage tank /recharge pit /trench by means of H.D.P.E. / P.V.C. pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchments, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rainwater, there shall be at least two rain water pipes of 100 mm dia for a roof area of 100 sq m Rainwater harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

Name of the LPA/UDA : Kanakapura Planning authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016, Building Byelaws
Section :Facility for Physically Handicapped Persons
Year of Publication :2015
1.3.13
FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS
Public and semi public buildings having covered area of 300 sq m and above shall be designed and constructed to provide facilities to the physically handicapped persons as prescribed in the Schedule-V of these Zoning Regulations.
<p>SCHEDULE - V</p> <p>Facilities for physically handicapped persons</p> <p>These byelaws shall apply to the physically handicapped persons having the following disabilities.-</p> <ul style="list-style-type: none"> i. Non-ambulatory disabilities: Impairments that regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs; ii. Semi-ambulatory disabilities: Impairments that cause individuals to walk difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be sent ambulatory. iii. Hearing disabilities: Deafness or hearing handicaps that make an individual insecure in public areas because he is unable to communicate or hear warning signals. iv. Sight disabilities: Total blindness or impairments affecting sight to the extent that the individual functioning in public areas is insecure or exposed to danger. <ul style="list-style-type: none"> a. Access Path/ Walk Way: The width of access path / walkway from plot entry and surface parking to the building entry shall not be less than 1.80 m. It shall not have a gradient exceeding 5%. b. Surface Parking: At least two car spaces shall be provided at surface level near entrance with maximum travel distance of 30.00 m from the building entrance. c. Space for Wheel Chair Users: Adequate space shall be kept for the free movement of wheel chairs. The standard size of wheel chairs shall be taken as 1050 mm x 750 mm the doors shall have a minimum width of 900 mm to facilitate the free movement of wheel chairs. d. Approval to Plinth Level: At least one entrance shall have approach through a ramp. The ramp shall have a minimum width of 1.80 m with maximum gradient of 1:10. e. Entrance Landing: Entrance landing shall be provided adjacent to ramp with the minimum dimension of 1.80 m x 2.00 m. f. Corridors: The minimum width of corridors shall be 1.80 m. g. Staircase: The minimum width of staircase shall be 1.50 m. The minimum number of risers on a flight shall be limited to 12. Size of treads shall not be less than 30 cm and the height of risers shall not be more than 15 cm.

h. Lifts:

h) Wherever lifts are required to be installed as per bye-laws, provision of at least one lift shall be made for the wheel chair users with the following cage dimensions recommended for passenger lifts of 13 persons capacity by Bureau of Indian Standards.

Clear internal depth 1100 mm (1.10 m)

Clear internal width 2000 mm (2.00 m)

Entrance door width 900 mm (0.90)

ii) The lift lobby shall have a minimum inside measurement of (1.80 x 1.80) m.

j. Toilets: One special water closet in a set of toilets shall be provided for the use of handicapped persons with wash basin keeping in view the following provisions.-

i. The minimum size of toilet shall be 1.50 m x 1.75 m.

ii. The maximum height of the W.C. set shall be 0.50 m above the floor.

k. Hand Rails: Hand rails shall be provided for ramps, staircases, lifts and toilets. The height of hand rails shall be normally 800 mm above the floor level. If the building is meant for the predominant use of children, the height of hand rails may be suitably altered.

l. Guiding / Warning Floor Material: The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture shall give audible signals with sensory warning when person moves on this surface with walking stick. The guiding / warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:

i. The access path to the building and to the parking area;

ii. The landing lobby towards the information board, reception, lifts, staircase and toilets;

iii. At the beginning / end of walkway where there is vehicular traffic;

iv. At the location abruptly changing in level and at the beginning / end of ramp;

v. At the entrance / exit of the building.

m. Proper Signage: Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signage. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision; whereas visual signals shall benefit those with hearing disabilities

Signs should be designed and located such that they are easily legible by using suitable letter size (not less than 20 mm size). For visually impaired persons, information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any protruding sign, which creates obstruction in walking. The symbols / illustrations should be in contrasting colour and properly illuminated so that with limited vision one may be able to differentiate amongst primary colours.

Name of the LPA/UDA : Kanakapura Planning Authority

Regulation Name : Zonal Regulation, ~~The KTCP (Approval of Plot) Rules – 2016, Building Byelaws~~

Section : Security Deposit

Year of Publication :2015

1.3.14
SECURITY DEPOSIT
The applicant shall deposit a sum of Rs. 50/- per sq m of floor area as refundable non-earning deposit for the following categories of buildings namely: a. Residential buildings /Group Housing/Multi-Dwellings/Apartments with 5 units or more. b. Commercial Buildings exceeding 300 sq m of floor area. The security deposit shall be refunded after one year of completion of the building as per approved plan certified by Development or Local Authority. If the construction is not as per the approved plan, the deposit would be forfeited.

Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016, Building Byelaws
Section : General Rules
Year of Publication :2015
1.3.15 General Rules
The following shall be considered while enforcing the zoning regulations for all types of developments:
I Conversions
a. Conversions prior to the Final approval of Master Plan 2031 are to be honoured irrespective of the land use proposed in the Master Plan except in cases of road alignment, natural drains and water bodies.
b. The Government is the competent authority to permit change of land use under the Act. It is further classified that the permission accorded by high power committee /Government /Single window shall be deemed to be given. It should that the Planning Authority has provided its opinion to Government under the Procedure specified under section 14-A of the KTCP Act 1961
c. All permissions accorded by Kanakapura Planning Authority or BMRDA or Government (Change of Land use, Layout approval, Building permission etc.) approvals given by SHLCC, SLSWCC, projects of government organizations like KHB, KIADB, KSSIDC, KSCB prior to coming into force of these Zonal Regulations shall be treated as confirming uses irrespective of the classification made in the Master Plan 2031 (Except proposed circulation pattern and necessary buffers / restrictions of building activity in vicinity of certain areas). This is to be allowed by the authority only.
d) Projects by the Karnataka Housing Board within the LPA shall be honored irrespective of land use given in the master plan
e) Projects by the KIADB/KHB or any other statutory bodies shall obtain prior permission of the authority for development of the scheme.
II Application of land use:
a. The proposed land use indicated towards the roadside of a property shall be the land use for the entire property (one property depth not exceeding 50 m) without identifying it for different uses by measuring as per the scale of the maps. This is applicable only to the built-up area as shown in the existing land use map.
b. Different uses permitted in a given zone may be allowed in different floors of the building. In such cases, the regulations applicable to the use of the ground floor of the building shall apply to the entire building.
c. The proposed alignments of STRR, IRR, RR, TRR, Expressway etc., are to be incorporated. in case of any changes in the alignment by the competent authority, the same would prevail over MP proposal.
d. Any discrepancies with respect of revenue survey numbers, actual alignment of HT lines, existing roads, nala alignment and water bodies in the MP shall be resolved by field and documentary verification by the Authority and also in comparison with the ground reality/cadastral map.
e. In case of change in the alignment of roads, H T line or nala indicated in the MP, the adjacent higher land use abutting the alignment before change shall be considered.
f. If the alignment of the existing road is shifted in the MP, the existing road as on ground reality/ cadastral map may be considered for the proposed road widening. The higher land use abutting the shifted road shall be considered accordingly.
g. Any variation related to approved layouts incorporated in the Master Plan shall be resolved by the Planning Authority based on the approval on case by case basis.

III Setbacks

i. The front and rear setbacks shall be with reference to depth of the site.
ii. Left and right setbacks shall be with reference to width of the site.
iii. No side setbacks shall be insisted upon only in the case of reconstruction of existing building where traditional row housing type of development exists and in areas specifically provided under the Zonal Regulations.
iv. The provision of setbacks should be read with tables prescribed for floor area ratio, coverage etc., for different type of buildings.
v. When the building lines are fixed, the front set back shall not be less than the building line fixed or the minimum front set back prescribed whichever is higher.
vi. In the case of corner sites both the sides facing the road shall be treated as front side and regulations applied accordingly to maintain the building line on these two roads and to provide better visibility.
vii. In case where the building line is not parallel to the property line, the front and rear setbacks shall not be less than the specified setbacks at any point.
viii. In case of building sanctioned prior to coming into force of these rules which are abutting other properties on one, two or more sides, upper floors may be permitted, to utilize the available FAR except in the front to enable road widening, if any.
ix. In case of irregular plots setbacks are to be calculated according to the depth or width at the points where the depth or width are varying. In such cases, average setbacks should not be fixed at, as they may effect minimum set back at any point.
x. The left and right set-backs may be interchanged by the Authority in exceptional cases due to existing structures like: open well and also considering the topography of the land.
i. Higher FAR should be permitted only within 150m radius of any transit hub or major interchanges (Railway station , metro or BRT station).
ii. Foot path and utility services are provided on either sides of roads for 18m & above roads for minimum of 1.5m to 3.5m width.
iii. Pedestrian only zones shall be identified and marked along with time bound action plan for achieving the same.
iv. Commercial, office use shall be permitted and even encouraged in all transport hubs and interchanges like TTMC, IMTH etc.
v. Bus- bays shall be indicated on the layout approval drawings within the layouts at the time of approval (Above 18M).
vi. The turning radii of roads at the junctions/ intersection designs shall be as per the IRC code for intersection design for urban roads and shall include space required for signals and utilities along with the signage.
vii. The parking requirements shall be 50% of the parking shown against the uses in case of commercial/ service industry are proposed to be developed in the transit stations/ terminals / interchanges i.e. TTMCs IMTC.
viii. The cross-sections in the annexure shall be applicable in case of development of the road of applicable classification. In case additional Row is available the order of priority for the space allocation shall be as below: <ul style="list-style-type: none"> • Pedestrian sidewalk • Central Verge/median for pedestrian refuge • Cycle path • Plantation zone • Bus bay • Carriageway
IV FAR or Floor Area Ratio :

i. The ratio of the Floor area to the plot area is FAR. However, it includes escalators, open balconies, staircase and corridors.
ii. The floor area ratio shall exempt the floor area used for purposes such as parking space, main stair case room, lift shaft, lift wells, and lift machine rooms, ramps, ventilation ducts, sanitary ducts and overhead tanks.
iii. When the site does not face the road of required width noted against each, then the FAR applicable to the corresponding width of the roads shall apply.
iv. Where a plot faces a wider road than the one prescribed against it, the FAR shall be restricted only to the limit prescribed for the area of the plot.
V 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 circumstances should not exceed 2.75 m between the floor and the ceiling of the basement in case of normal parking. In case of stacked/ mechanical parking the height of the basement may be permitted up to maximum of 4.5 m.
- ii. If a site is measuring less than 200sqm, then car parking shall not be permitted in the basement floor.
- iii. If the minimum setback is more than 2.0 m, then the basement may be extended on all sides except the side abutting the road, provided the minimum setback between the basement and property boundary is minimum 2.0 m.
- iv. Basement floors up to maximum of 3 (Three) levels may be permitted for car parking.
- v. Permissible uses in the Basement for buildings other than 3 star and above category :
 - Dark rooms for X ray and storage of light sensitive materials.
 - Bank Safes/ Strong room included in the FAR.
 - Air condition handling units/ equipment, utilities and services connected with the building.
 - Parking.
- 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, shopping arcade, dining area, with or without kitchen facilities, with gas cylinder, administrative office, gym rooms, banquet/conferencing facility, swimming pool, discotheque etc., subject to reckoning of the same for FAR calculations.
- vii. Parking area if misused is liable to be municipalised /taken over by the local body/authority without any compensation.
- viii. Basement in a residential building shall be allowed without taking into FAR calculations subject to the condition that it will be used only for the purposes of Home Theater or Gym or a combination of both for personal use of the occupant on a site which does not exceed 500sqm and should be in Residential area. In such cases, it should be single dwelling unit only and the entry to the basement shall be from inside the main building itself.
- ix. When Basement is used for Car parking, the convenient entry and exit shall be provided. Adequate drainage, ventilation, lighting arrangements shall be made to the satisfaction of the authority.

VI Ramps :

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

Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules – 2016
Section : No Objection Certificate (NOC)
Year of Publication :2015
VII.NOC
i. For all the high-rise buildings NOC from the following departments shall be obtained.
a. Fire force department.
b. KUWS and DB
c. K.P.T.C.L./BESCOM
d. Telecommunication Department
e. Karnataka State Pollution Control Board
ii. For all Development Plans, Apartment Buildings and Residential Layouts which come under the category stipulated by the Karnataka State Pollution Control Board (K.S.P.C.B.), necessary NOC from K.S.P.C.B. shall be furnished.
iii. For Cinema theatres, the setbacks and other provisions shall be as per Karnataka Cinematography Act and Rules.

Name of the LPA/UDA : Kanakapura Planning Authority			
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016, Building Byelaws			
Section : Sanction or Refusal of Approval			
Year of Publication :2015			
VIII. Sanction or Refusal of Approval			
<p>(1) On receipt of the application for permission under Section 14, of KTCP Act the Planning Authority shall furnish to the applicant a written acknowledgement of its receipt and after such inquiry as may be necessary either grant or refuse a commencement certificate Provided that such certificate may be granted subject to such general or special conditions as the State Government may, by order made in this behalf, direct.</p>			
<p>(2) If the Planning Authority does not communicate its decision to the applicant within three months from the date of such acknowledgement, such certificate shall be deemed to have been granted to the applicant, Provided that the land use, change in land use or the development for which permission was sought for is in conformity with the Master Plan and the regulation finally approved under sub-section (3) of Setion13 KTCP Act.</p>			

Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules-2016, Building Byelaws
Section : Modification during construction/while undertaking up development works
Year of Publication :2015
IX. Modification during construction/while undertaking up development works:
If, during the execution / construction, any modifications are required in the approved plan, the licensed developer / owner shall obtain revised approval by duly following the above- mentioned procedure.

Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016, Building Byelaws
Section : Road Width
Year of Publication :2015
X. Road Width
a) Road width means distance between the boundaries of a road including footways and drains.
b) If the road width varies along the length of road, then the minimum width of the road along 200 m stretch on either side, from the centre of the plot shall be considered.
c) 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 number of floors.
d) When a portion of land is at different/split levels, then the width of the road to be considered for determining F.A.R., shall be the aggregate width of the roads which are at different levels.

Name of the LPA/UDA : Kanakapura Planning Authority	
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016, Building Byelaws	
Section :	Means Of Access
Year of Publication : 2015	
XI. Means of access	
<p>The means of exclusive access, which would be other than through public roads and streets, shall not be of more than 30 m length from the existing public roads and streets The minimum width of such access shall be 3.5 m. FAR and height of buildings coming up on such plots shall be regulated according to the width of public street or road. If the means of access exceeds 30.0 m in length, FAR shall be regulated with reference to the width of such access road. Construction of buildings on plots with common access/lanes from the public road/street shall be regulated according to width of such common access roads/lanes.</p>	

Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016, Building Byelaws
Section : Garages
Year of Publication :2015
XII. Gagages

a) For garages no side or rear setbacks are to be insisted. One upper floor not exceeding 3.0 m. in height shall be permitted provided no openings are provided towards neighboring buildings and at least one opening for light and ventilation is provided towards the owners property.

b) Garages shall be permitted in the rear right hand corner of the plot. In cases of buildings constructed or sanctioned prior to the enforcement of these regulations, where space is not available on the right side, it may be permitted on the left side provided minimum setback exists in the adjoining property of the left side.

c) In case of corner plots, the garage shall be located at the rear corner diagonally opposite to the road intersection.

d) The maximum width of the garage shall not exceed 4 m and the depth should not be more than 6.0m or 1/3 the depth of the plot, whichever is lower.

e) The garages shall not be constructed or reconstructed within 4.5m from road edge. This may be relaxed in cases where the garage forms part of the main building with minimum setback for the plot.

Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016, Building Byelaws
Section :Plots facing the roads proposed for widening
Year of Publication :2015
XIII. Plots Facing the roads proposed for widening
In case of a plot facing the road proposed for widening, the required land as indicated in the master plan for road widening shall be handed over to the local Authority free of cost by a “Relinquishment deed” by the owner of the land before sanction is accorded to his plan;
a. The FAR shall be allowed as applicable to the total area of the site without deducting the area to be taken over for road widening, provided at least 60% of the site area is available for use as a building site after the proposed road widening; and set back shall be determined for the remaining portion of the plot.

Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules - 2016, Building Byelaws
Section : Exemption in open space
Year of Publication :2015
XIV. exemptions in open space
The following exemptions in open space shall be permitted
a. Cantilever Portico: A cantilever portico of 3.0 m width (maximum) and 4.5 m length (maximum) may be permitted in the ground floor within the side set back. No access is permitted to the top of the portico for using it as a sit out. Height of the portico shall be open to sky. The portico when allowed shall have a clear open space of one meter from the boundary of the property.
b. Balcony: The projection of the balcony shall be measured perpendicular to the building up to the outermost edge of the balcony. Cantilever projection of the balcony shall be permitted not exceeding 1/3 of the setback subject to a maximum of 1.1 m in the first floor and 1.75 m in and above the second floor. No balcony is allowed within the minimum setback area at the ground floor level. The length of the balcony shall be limited to 1/3 of the length of each side of the building.
c. Lifts: Lifts shall be provided for buildings with ground plus three floors and above.
d. Parking Space: Adequate space for car parking shall be provided in the premises as per standards in Table - 11.

Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016, Building Byelaws
Section : Water Supply
Year of Publication :2015
XV. Water Supply
Bore well shall be provided in all high rise buildings to provide alternative source of water supply where the Karnataka Urban Water Supply and Drainage Board so desires and the strata is capable of yielding water.

Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules-2016, Building Byelaws
Section :Height of Building
Year of Publication : 2015
XVI. Height of building
In the reckoning of height of buildings, headroom, lift room, water tanks on terrace, penthouse may be excluded.

Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules-2016, Building Byelaws
Section : Road Alignment
Year of Publication : 2015
XVII. Road alignment
In case of buildings that have been permitted lawfully by Town Municipal Council or Planning Authority and if such structures are obstruction to the alignment of the proposed roads in the Master Plan, 2031, such road alignment shall be re-looked into by the Authority and decision may be taken suitably.

Name of the LPA/UDA : Kanakapura Planning Authority											
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016, Building Byelaws											
Section :Permissions											
Year of Publication : 2015											
XVIII. Permissions											
All permissions accorded by Govt. or by the Planning Authority / BMRDA shall be treated as conforming uses irrespective of the classification made in the Master Plan, 2031. This is to be allowed on a case by case basis only.											

Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules 2016, Building Byelaws
Section : New additions to existing buildings.
Year of Publication :2015
XIX. New additions to existing buildings
In case of buildings which are existing prior to coming into force of these regulations, upper floors may be permitted according to the existing coverage subject to limitation of height, F.A.R., Building Line or any road widening proposals in accordance with present regulations.

Name of the LPA/UDA : Kanakapura Planning Authority	
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules -2016, - Building Byelaws	
Section : Sub division Regulations	
Year of Publication :2015	
1.4	
Sub division Regulations	
	<p>The purpose of these regulations is to guide the development of new areas in accordance with the land use plan. As long as this is done on sound planning principles with adequate space standards, the future of the Town is assured. This will not necessitate costly corrective measures, which would become necessary, if sub-standard growth is allowed to take place. These sub-division regulations are confined to standards of size of plots, street widths and community facilities.</p> <p>In sanctioning the sub-division of a plot under section 17 of the Karnataka Town and Country Planning Act, 1961, the Planning Authority shall among other things see that the following planning standards are followed for sub-division of plot.</p> <p>The Authority reserves the right to modify the layout submitted by the applicant / owner and may impose any condition either from the planning point of view or in the interest of public.</p>
	<p>A. Amalgamation:</p> <p>i. In the case of amalgamation, the proposed sites shall have the same land use.</p> <p>ii. Ownership of the amalgamated plot could be in a single or multiple names/family members/ company. But, amalgamation shall not be considered if the plots are under lease agreement.</p> <p>iii. Development controls for the amalgamated plot shall be with reference to new dimensions.</p>
	<p>B. Bifurcation:</p> <p>i. In the case of all bifurcations, whether corner site or intermediate site, front setback for the resulting site abutting the road shall be the same as that of the original site and not that of the subdivided site.</p> <p>ii. 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 Authority and the sub divided plot shall not be less than the prescribed size of the plot.</p> <p>iii. Bifurcated plot shall not be less than 54 sq m. Bifurcated plot shall have a minimum of 3.5 m access.</p> <p>iv. The bifurcated plot shall have a minimum of 4.5 m frontage. This condition shall not apply to family partition sites.</p>

1.4.1 NORMS FOR APPROVAL OF SUB-DIVISION OF PLOT OR LAYOUT PLAN	
	1.4.1A Approval of residential layout:
	<p>a. Size of plot No building plot resulting from a sub-division after these regulations come into force is smaller in size than 54 sq m in residential zone. In specific cases of sites for housing schemes for economically weaker sections, low income groups, slum clearance and Ashraya housing, the authority may relax the above condition.</p>
	<p>b. Areas for open spaces and civic amenities</p> <p>The areas for open space and civic amenities and roads while sanctioning of layout for residential purpose shall be subject to the following conditions:</p> <ul style="list-style-type: none"> i. The area earmarked for residential sites shall be a maximum of 55% of the total extent. ii. Balance area shall be earmarked for roads, parks, and playgrounds and civic Amenities and the area under parks and playgrounds shall not be less than 10% of the total extent and the Civic Amenity Area shall not be less than 5% of the total extent. iii. Areas covered under Park Zones, Valleys, lake/nalla buffer etc may be shown as park in the layout plan. iv. If by incorporating major roads proposed in the Master Plan, the area under roads exceeds 45%, in such case the reservation under parks and civic amenities may be relaxed. v. A maximum of 3% of the total area from out of the permissible residential area may be earmarked for commercial uses. vi. The area reserved for parks & open spaces and roads shall be handed over to the Planning Authority free of cost through a registered relinquishment deed before taking up development of the layout. vii. Minimum width of road width shall not be less than 9.00 m. for plots up to 200 Sq M and for bigger plots the road width shall not be less than 12.00 m. viii. In case of EWS sites the minimum road width may be 7.5m ix. The land in question shall be converted for non agricultural purpose.

x. The land shall have access from public road and the use of land shall be in accordance with the zonal regulations or master plan.

xi. The necessary development charges shall be paid to the concerned UDA / Local Authority. This fee is in addition to recovery of fee under Section 18 of K.T.C.P Act and other fees/charges prescribed by the Government from time to time.

xii. Whenever the total area proposed for formation of layout exceeds 10 acres, then adequate extent of land may be earmarked for provision / installation of utilities like transformer, sewage treatment plant, overhead water tank, bus bay / shelter, etc. this area may be taken into calculation under CA or Park as the case may be. Decision of the Authority in this regard shall be final.

xiii. Landscaping on the streets/ sideways/ sidewalks for better green cover shall be insisted for roads with road width of 15 m and above at the time of approval for development (layouts/ Development Plan/ building plan).

xiv. While developing a land, if for any reason, the road has to be stopped without continuation, then cul-de-sac with turnaround area of 9m radius of the end shall be provided.

xv. Extension of time period for the development of approved layout.

- The developer / owner shall complete the development works of the approved layout within a period of 2 years from the date of approval of the layout or such extended period provided the total period does not exceed 5 years.

- If the layout is not developed within the period as stipulated above, the planning authority may seek the approval of the Metropolitan Commissioner, BMRDA stating that the owner has already started the developments and the remaining developmental works in the layout requires reasonable time to complete such works.

- In this regard the decision of Metropolitan Commissioner, BMRDA shall be final.

	<p>1.4.1B Approval of single plot for residential purpose.</p> <p>Any extent of land can be approved as single plot subject to the following conditions:</p> <p>i. The land in question shall be converted for residential purpose.</p> <p>ii. The land shall be access from public road and the use of land shall be in accordance with the zonal regulations of master plan.</p> <p>iii. The Authority shall collect the fee under Section 18 of the K.T.C.P. Act and development charges and any other fees and charges prescribed by the Government from time to time. In addition, fee for Rejuvenation of lake/tank as per section 18 IA(v) of the K T C P Act, 1961 at the rate of Rs.1,00,000/- per acre shall be levied and collected as per the government circular no : Na A Ee 90 BMR 2010 Dated : 29.09.2010.</p> <p>iv. In case owner of any land who has obtained approval for single plot desires to sub-divide his plot at a later stage, he shall obtain approval by the Authority treating it as sub-division of land and the norms applies accordingly as prescribed in the Zoning Regulations.</p> <p>v. If any roads proposed in master plan shall be incorporated in the plan and shall be handed over to the authority free of cost.</p> <p>vi. The necessary development charges shall be paid to the concerned UDA / Local Authority. This fee is in addition to recovery of fee under Section 18 of K.T.C.P Act and other fees/charges prescribed by the Government from time to time.</p>
	<p>1.4.1C Approval of non-residential layouts.</p> <p>A. If the non-residential layout for approval consists of only one single unit, approval shall be given subject to the following conditions:</p>
	<p>i. The land in question shall be converted for non-agricultural purpose.</p> <p>ii. Any extent of land can be approved as single plot.</p> <p>iii. The land shall be access from public road and the use of land shall be in accordance with the zonal regulations of master plan.</p> <p>iv. The minimum road width shall be 12m.</p> <p>v. A minimum 5% of the total extent of land shall be reserved for vehicle parking and this shall be in addition to the parking space prescribed in the Zoning Regulations as per the total floor area of the building.</p> <p>vi. A minimum 10% of the total extent shall be earmarked as park and open space.</p> <p>vii. Areas covered under Parks Zones, Valleys, lake/nalla buffer etc may be shown as park in the development plan.</p> <p>viii. The area reserved for vehicle parking and open space shall be maintained by the landowner and this land shall not be used for any other purpose by the landowner.</p>

	<p>ix. The Planning Authority shall collect the fee under section 18 of K.T.C.P. Act and development charges applicable and any other fees and charges prescribed by the Government from time to time.</p> <p>x. In case owner of any land who obtained approval for single plot desires to sub-divide his plot at later stage, he shall obtain approval of Authority for sub division of plots as per prescribed norms.</p> <p>xi. Any roads proposed in the Master Plan shall be incorporated in the plan shall be handed over to the Authority free of cost.</p>												
	B. If the non-residential layout for approval consists of two or more number of plots, the following conditions shall apply:												
	<p>i. The land in question shall be converted for non-agricultural purpose.</p> <p>ii. The land shall be access from public road and the use of land shall be in accordance with the zonal regulations of master plan.</p> <p>iii. A minimum 5% of the total extent of land shall be reserved for vehicle parking and this shall be in addition to the parking space prescribed in the Zoning Regulations as per the total floor area of the building.</p> <p>iv. A minimum 10% of the total extent of land shall be earmarked as park and open space.</p> <p>v. Minimum width of road shall not be less than 12.0m.</p> <p>vi. The area earmarked for parking, park and open space and roads shall be handed over to the local authority at free of cost for maintenance.</p> <p>vii. The Planning Authority shall collect the fee under Section 18 of the K.T.C.P. Act and development charges and any other fees and charges prescribed by the Government from time to time. In addition, fee for Rejuvenation of lake/tank as per section 18 IA(v) of the K T C P Act, 1961 at the rate of Rs.1,00,000/- per acre shall be levied</p> <p>viii. Any roads proposed in the Master Plan shall be incorporated in the plan shall be handed over to the Authority free of cost.</p>												
FAR & Ground coverage for Non – Residential development Plan													
	<table><tr><th>Road width (m)</th><th>Coverage</th><th>FAR</th></tr><tr><td>12m to 15m</td><td>55%</td><td>2.00</td></tr><tr><td>Above 15.0 to 18.0</td><td>50%</td><td>2.25</td></tr><tr><td>Above 18</td><td>50%</td><td>2.50</td></tr></table>	Road width (m)	Coverage	FAR	12m to 15m	55%	2.00	Above 15.0 to 18.0	50%	2.25	Above 18	50%	2.50
Road width (m)	Coverage	FAR											
12m to 15m	55%	2.00											
Above 15.0 to 18.0	50%	2.25											
Above 18	50%	2.50											

1.4.1D Regulations for Redevelopment Schemes

In case of Slum Redevelopment Scheme, taken up by the Karnataka Housing Board and Karnataka Slum Clearance Board, the following regulations given in the table – 15 below shall be applicable.

TABLE-15

Sl. No.	Regulations for Slum Redevelopment Scheme
1	Land Use Allocation For rehabilitation scheme, procedure as per Section 14 A of Karnataka Town & Country Planning Act may be dispensed with in agricultural zone of approved Master Plan after consultation with the Director of Town and Country Planning and for re-development within the conurbation area shall be as per the Zonal Regulation and Master Plan proposals.

2	FAR & Ground Coverage taken up in the same location.				
	Extent in Ha	Coverage	FAR	Min. Road width	Min. all round set back
	Upto 0.4	60%	3.0	6m for buildings < 15m height and 9m for >15m height	6m
	Above 0.4 to 0.8	60%	3.0	9m for buildings < 15m height and 12m for >15m height	7.5m
	Above 0.8	60%	3.0	12.0m	9.0m
FAR & Ground Coverage for a re-location scheme					
3	Road width in m.	Coverage	FAR	Setbacks	
	Less than 12	60%	2.00	As per Table 2 or 3 of these regulations	
	Above 12 and Up to 18	55%	2.25		
	Above 18 and up to 24	55%	2.5		
	Above 24 and up to 30	50%	3.00		
	Above 30	50%	3.25		
4	Minimum Open space and Civic Amenity area Open space and Civic Amenity area shall be 15% of total sital area. Out of 15%, not less than10% shall be reserved for park area and the rest reserved for Civic Amenity area. Such areasneed not be handed over free of cost to the Authority				
5	Commercial 2% of the total area may be reserved for Commercial use subject to fulfillment of parking area.				
6	Set-backs As shown in item number 2 & 3				
7	Distance between the block				
	Up to 15 m height 6.0 m minimum & Above 15m height 9.0m minimum shall be				



Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules-2
Section : Standards for civic amenities, parks & play grounds
Year of Publication :2015

1.4.3 Standards for civic amenities, parks & pl

Standards for Civic Amenities, Parks & Play Grounds regarding minimum are different facilities are presented in Table 18 and 1

1.Civic Amenities

Table 18- Standard for civic ameniti

Particulars	Population per unit
a) Educational Facilities:	
i) Nursery School (age group 3 to 6 years)	1,000
ii) Basic primary and Higher primary school (age group 6 to 14 years)	3,500 to 4,500
iii) Higher secondary school (age group 14 to 17 years)	15,000
iv) College	50,000
b) Health Facilities:	
i) Dispensary	5,000
ii) Health Centre	20,000
c) Other facilities:	
i) Post and Telegraph	10,000
ii) Police Station	10,000
iii) Religious Building	3,000
iv) Filling Station	15,000

2. Parks, play ground and open spaces

The area standards and population benchmarks to be followed for providing parks, p
Table-19 below:

Table-19
Standards for Parks, play ground and open s

Sl No	Category	Population per Unit
1	Tot-lot	500
2	Children park	2,000
3	Neighborhood play ground	1,000
4	Neighborhood park	5,000

2016, Building Byelaws
lay grounds
ea with respect to population per unit of .9 respectively.
es
Area in ha
As per the Standards of Respective Departments
As per the Standards of Respective Departments
As per the Standards of Respective Departments
layground and Open Spaces are given in
spaces
Area in hectares (min)
0.05
0.20
0.20
0.80

Name of the LPA/UDA : Kanakapura Planning Authority
Regulation Name : Zonal Regulation, The KTCP (Approval of Plot) Rules -2016, - Building Byelaws
Section : Building Line
Year of Publication :2015
1.4.4 Building Line

Building lines are prescribed for some important roads in Kanakapura town as presented in Table -20. Front setback is also prescribed separately for various types of buildings. The higher of the two shall be the minimum open space in order to have better street architecture and also to facilitate road widening proposal if any in future.

Table –20
Proposed Building Line

Sl. No.	Name of the Road	Proposed right of way (m)	Building line from the edge of ROW (m)
1	STRR	90.0	3.0
2	IRR	90.0	3.0
3	ITRR	90.0	3.0
4	RR	60	3.0

NOTE:

For National Highways, State highways, Major District roads, other district roads and village roads standards specified (road width, building lines etc..) by the Ministry of Surface Transport, Government of India are to be followed vide Govt. Notification No: UDD 251 BMR 2005, dated 22-12-2005 and other circulars of Government of Karnataka)

For all existing roads of width more than 15m shall be provided minimum of 3m building line.