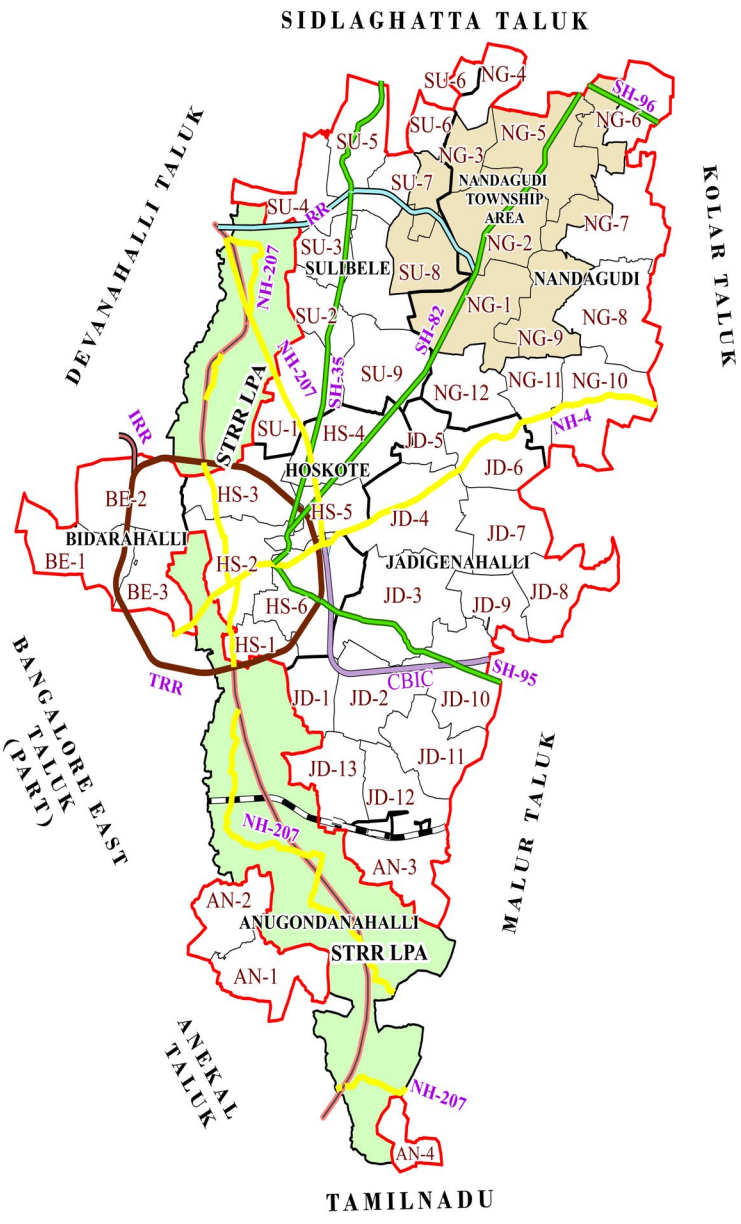
MASTER PLAN - 2031

HOSKOTE LOCAL PLANNING AREA

ZONAL REGULATIONS - VOL . III











HOSKOTE PLANNING AUTHORITY,

BANGALORE METROPOLITAN REGION DEVELOPMENT AUTHORITY, BANGALORE

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ABBREVIATIONS

ATM	:	Automated Teller Machine
BESCOM	:	Bangalore Electricity Supply Company
BMR	:	Bangalore Metropolitan Region
BMRDA	:	Bangalore Metropolitan Region Development Authority
BMTC	:	Bangalore Metropolitan Transport Corporation
BRT	:	Bus Rapid Transit
BWSSB	:	Bangalore Water Supply and Sewerage Board
C & I Dept	:	Commercial & Industrial Department
CA	:	Civic Amenities
CFE	:	Consent For establishment
EWS	:	Economically Weaker Section
FAX	:	Far Away Xerox
FTL	:	Full Tank Level
H.T line	:	High Tension line
HDPE	:	High-density polyethylene
HMV	:	Heavy Motor Vehicle
HOPCOMS	:	Horticultural Producers' Cooperative Marketing and Processing Society
IRR	:	Intermediate Ring Road.
IT/BT	:	Information Technology / Bio-Technology
ITES	:	Information Technology Enabled Services
ITMH	:	Intermodal Transit Hub
KHB		Karnataka Housing Board
KIADB	:	Karnataka Industrial Area Development Board.
KPTCL	:	Karnataka Power Transmission Corporation Limited
KSPCB	:	Karnataka State Pollution Control Board
KSRSAC	:	Karnataka State Remote Sensing and Application Center
KSSIDC	:	Karnataka State Small Industries Development Corporation
KTCP Act	:	Karnataka Town and Country Planning Act, 1961
LMV	:	Light Motor Vehicle
LPA	:	Local Planning Area
LPG	:	Liquefied Petroleum Gas
MLCP	:	Multilevel Car Parking
MRTS	:	Mass rapid Transit System
NHT	:	National Housing Trust
PVC	:	Poly Vinyl Chloride.
R & D	:	Research & Development
ROW	:	Right Of Way
RR	:	Ring Road
SHLCC	:	State High level Clearance Committee

SLSWCC	:	State Level Single Window Clearance Committee
STD	:	Subscriber Trunk Dialer
STRR	:	Satellite Town Ring Road
TRR	:	Town Ring Road
TTMC	:	Traffic and Transit Management Centre
UDA	:	Urban Development Authority
UDD	:	Urban Development Department
WC	:	Western Culture

ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: ನಅಇ/152/ಬಿಎಂಆರ್ 2013,
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ZONAL REGULATIONS

1.1 INTRODUCTION

In order to promote public health, safety and the general social welfare of the community, it is necessary to apply control and reasonable limitation on the development of land and buildings. This is to ensure that most appropriate, economical and healthy development of the entire Hoskote Local Planning Area including Hoskote Town takes place in accordance with the land use plan, and its continued maintenance over the years. For this purpose, the LPA is divided into number of use zones, such as Residential, Commercial, Industrial, Public and Semi Public, Park and Open Space etc. Each zone has its own regulations, as the same set of regulations cannot be applied to the entire area.

Zonal Regulations protects residential areas from the harmful invasions of commercial and industrial uses and at the same time promotes the orderly development of industrial and commercial areas, by suitable regulations on spacing of buildings to provide adequate light, air, protection from fire, etc. It prevents overcrowding in buildings and on land to ensure adequate facilities and services.

Zoning is not retrospective. It does not prohibit the uses of land and buildings that are lawfully established prior to the coming into effect of these Zonal Regulations. If these uses are contrary to the newly proposed uses, they are termed non-conforming uses and are gradually eliminated over years without inflicting unreasonable hardship upon the property owner.

The Zonal Regulations and its enforcement ensure proper land use and development and form an integral part of the Master Plan. It also ensures solutions to problems of development under-local conditions.

The Zonal Regulations for Hoskote Local Planning Area prepared under the clause (a) of sub-section (1) of section 12 of the Karnataka Town and Country Planning Act, 1961 are detailed below:

The local planning area is divided into use zones such as Residential, Commercial, and Industrial etc., as shown in the enclosed maps.

1.2 ZONAL BOUNDARIES AND INTERPRETATION OF ZONAL REGULATIONS.

These regulations set out the various uses of land:

a. Those are permitted.
b. Those may be permitted under special circumstances by the Authority in different zones.
c. Regulations governing minimum size of plot, maximum plot coverage, minimum front, rear and side setbacks, minimum road widths and maximum number of floors and height of structures are set out in these regulations.

Note:

a. Where there is uncertainty as regards to the boundary of the zones in the approved maps, it shall be referred to the Authority and the decision of the Authority in this regard shall be final.
b. For any doubt or any unforeseen situations that may arise in interpretation / implementation of the provisions of the Zonal Regulations, the Authority shall consult BMRDA or the Director of Town & Country Planning, Government of Karnataka, Bangalore.
c. Where there is uncertainty in identifying alignment of nala, canal, river, existing public road, railway line, high-tension line and any religious building position and also survey number boundaries in the approved maps, it shall be referred to the actual position on ground and decision taken by the Authority in this regard shall be final.

1.3 DEFINITIONS

In these Zonal Regulations, unless the context otherwise requires, the expressions given below shall have the meaning indicated against each of them.

1. **"Act"** means the Karnataka Town and Country Planning Act (K.T.C.P. Act), 1961.
2. **''Addition 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.

3. **''Amalgamation"** means clubbing of two authorized plots.
4. **''Amenity"** includes roads, street, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences.
5. **''Apartment"** means a room or suite or rooms, which are occupied or which is intended or designed to be occupied by one family for living purpose.
6. **''Apartment building / multi dwelling Unit"** means a building containing four or more dwelling units, or two buildings blocks, each containing two or more dwelling units on a given property. This word is synonymous with residential flat.
7. **"Applicant"** means any person who gives notice to the Authority for any approval with an intention to take up any development work.
8. **"Auditorium** "means Premises having an enclosed space to seat audience and stage for various performances such as concerts, plays, music etc.
9. **"Authority"** means Planning Authority constituted for Hoskote Local Planning area under the Karnataka Town and Country Planning Act, 1961.
10. **"Balcony"** means a horizontal cantilever projection including a handrail or balustrade, to serve as passage or sit out place.
11. **"Basement storey or cellar"** means any storey, which is partly / wholly below the ground level. The basement height should not project more than 1.2 m above the average ground level.
12. **"Bifurcation"** means bifurcation of a plot into two.
13. **''Building"** includes;
    a. A house, out-house, stable, privy, shed, well, verandah, fixed platform, plinth, door step and any other such structure whether of masonry, bricks, wood, mud, metal or any other material whatsoever;
    b. A structure on wheels simply resting on the ground without foundation;

c. A ship, vessel, boat, tent and any other structure used for human habitation or used for keeping animals or storing any article or goods on land.

14. **"Building Line "**means the line up to which the plinth of buildings may lawfully extend within the plot on a street or an extension of a street and includes the line prescribed, if any, or in any scheme.
15. **"Building Set Back"** is the minimum distance between any building or structure from the boundary line of the plot.
16. **"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.
17. **"Bus Terminal"** means a premises used by public transport agency to park the buses for short duration to serve the public. It may include the related facilities for passengers.
18. **''Carriageway"** means the clear motorable width within the road right of way without any obstructions such as drains, trees, electric poles, etc. The carriageway surface may be or may not be paved. Width of the carriage way or the width of the pavement depends on the width of the traffic lane and number of lanes.
19. **''Chajja"** means a continuous sloping or horizontal cantilever projection provided over an opening or external wall to provide protection from sun and rain.
20. **"Chimney"** means a structure usually vertical containing a passage or flue by which the smoke, gas, etc., of a fire or furnace are carried off and by means of which a draught is created.
21. **"Civic Amenity"** means a market, a post office, a bank, a bus stand or a bus depot, a fair price shop, a milk booth, a school, a dispensary, a maternity home, a child care centre, a library, a gymnasium, a recreation centre run by the Government or Local Authority, a centre for educational, religious, social or cultural activities or philanthropic service run by a co-operative society or society registered under the Karnataka Societies Registration Act, 1960 (Karnataka Act 17 of 1960) or by a trust

created wholly for charitable, educational or religious purposes, a police station, fire station, an area office or a service station of the Local Authority or the Karnataka Urban Water Supply and Drainage Board or the Karnataka Electricity Supply Companies, State and Central Govt. offices and such other amenity as the Government may by notification specify.

22. **"Clinic":** A premises used for treatment of out-patients by a doctor.
23. **"Clinical Laboratory":** A premises used for carrying out tests for diagnosis of ailments.
24. **"Commercial Building"** means a building or part of a building, which is used as shops, and/or market for display and sale of merchandise either wholesale or retail, building used for transaction of business or the keeping of accounts &records for similar purpose; professional service facilities, corporate offices, software services, offices of commercial undertakings and companies, petrol bunk, restaurants, lodges, nursing homes, cinema theatres, multiplex, kalyana mantapa, banks, community hall and clubs run on commercial basis. Storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group, except where exempted.
25. **"Common Wall"** means a wall built on land belonging to two adjoining owners, the wall being the joint property of both owners.
    a. If two adjoining owners build a dividing wall on their property, they are not common walls and no part of the footings of either wall shall project on to the land of the adjoining owner, except by legal agreement between the owners.
    b. Any such ''common" or "dividing" wall shall be considered for the purpose of these byelaws, as being equivalent to an external wall as far as the thickness and height are concerned.
26. **"Community Hall"** means congregational place to be developed by Government or Local Bodies, Trust, Society, etc., and having a Hall without separate kitchen and dining. No upper floor shall be permitted.
27. **"Convention Centre"** means premises having enclosed space for conducting seminars, conferences and exhibitions without cooking facilities.

28. **"Corner Plot/Corner Site"** means a plot facing two or more intersecting Streets/Roads.
29. **"Corridor"** means a common passage or circulation space including a common entrance hall.
30. **''Court yard"** means a space permanently open to the sky either in the interior or exterior of a building within the site around a structure.
31. **"Covered Area"** means area covered by building / buildings immediately above the plinth level, but does not include the space covered by;
    a. Court yard at the ground level, garden, rocky area, well and well structures, plant, nursery, water pool, swimming pool (if uncovered) platform around a tree, tank, fountain, bench with open top and unenclosed sides by walls and the like;
    b. Drainage, culvert, conduit, catch-pit, gully-pit, chamber gutter and the like;
    c. Compound or boundary wall, gate, un-storied porch and portico, chajja, slide, swing, uncovered staircase, watchman booth including toilet. The area covered by watchman booth or pump house shall not exceed 15 sq m depending on the size of the plot and its requirement.
    d. Sump tank and electric transformer.
32. **"Cross Wall"** means an internal wall within the building up to the roof level or lintel level.
33. **"Cultural Building"** means a building built by a Trust, Society, Government or Local body for cultural activities.
34. **"Density"** means concentration of population expressed in terms of number of persons per hectare in a particular area.
35. **"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.
36. **''Duplex"** means a residential apartment in two levels connected with an internal staircase.
37. **"Drains"** means natural valleys intended for flow of storm water /rain water.

38. **''Drainage"** means the removal of any waste liquid by a system constructed for this purpose.
39. **"Dwelling Unit/Tenement"** means an independent housing unit with separate facility for living, cooking and sanitary requirements.
40. **''Exit"** means a passage, channel or means of egress from any floor to a street or other open space of safety.
41. **"External Wall"** means the outer wall of the building not being a partition wall even though adjoining a wall of another building and also a wall abutting on an interior open space of any building.
42. **"First Floor"** means the floor immediately above the ground floor or stilt, on which second and other floors follow subsequently.
43. **"Flatted Factory"** means a premises having group of non-hazardous small industrial units as given in Schedule I having not more than 50 workers and these units may be located in multi-storied industrial buildings.
44. **"Floor"** means the lower surface in a storey on which one normally walks in a building. The general term "floor" does not refer basement or cellar floor and mezzanine.
45. **''Floor Area Ratio"(FAR)** means the quotient of the ratio of the combined floor area of all floors, except the areas specifically exempted under these regulations, to the total area of the plot, viz.

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

46. **"Footing"** means the projecting courses at the base of a wall to spread the weight over a large area.
47. **"Foundation"** means that part of structure which is below the lowest floor and which provides support for the superstructure and which transmits the load of the superstructure to the bearing strata.
48. **"Frontage"** means the width of any site/land abutting the access/public road.
49. **''Garage"** means a structure designed or used for the parking of vehicles.
50. **"Government"** means the Government of Karnataka.

51. **"Ground Floor"** means immediately above the level of the adjoining ground level on all sides or above the basement floor or above the stilt floor.
52. **"Guidance Value"** is the value fixed by the Sub-Registrar for the land/building as per The Karnataka Stamp Act -1957.
53. **"Gas godown"** means premises where LPG cylinders are stored.
54. **"Ground Coverage"** means the total area covered by building immediately above the plinth level. Swimming pool, sump tank, pump house and electric substation, utilities are not included.
55. **''Group Housing"** means apartments or group of apartments on a minimum plot size of 1 hectare or more with one or more floors and with one or more dwelling units in each floor. They are connected by an access of not less than 3.5 m in width, if they are not approachable directly from the road.
56. **"Habitable Room"** means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, Eating, cooking but does not include bathrooms water closet compartments, laundries serving and storage pantries, corridors , cellars, attics and spaces that are not used frequently or during extended periods.
57. **"Hazardous Building"** means a building or part thereof used for:
    a. Storage handling, manufacture of processing of radioactive substances or of highly combustible or explosive materials or of products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations;
    b. Storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes and explosive mixtures, etc. or which result in division of matter into fine particles capable of spontaneous ignition.
58. **"Head Room"** where a finished ceiling is not provided the lower side of the Joists or beams or tie beams shall determine the clear headroom.
59. **''Height of Building"** means the vertical distance measured in the case of flat roofs from the average road level of the site to the top of the roof and in the

case of pitched roofs up to the point where the external surface of the outer wall intersects a finished surface of the sloping roof and in case of gable facing the street, the midpoint between the eave-level and the ridge. Architectural features, service no other function except that of decoration shall be excluded for the purpose of measuring height. Water tank, chimneys, lift room, stair case room, and parapet are also excluded for the purpose of measuring height. The aggregate area of such structures shall not exceed 1/10th of the roof area of the building upon which they are erected.

60. **"Heritage Building"** means a building possessing architectural, aesthetic, historic or cultural values, which is declared as Heritage building by the Planning Authority, Hoskote or any other Competent Authority within whose jurisdiction such building is situated.
61. **"Heritage Precinct"** means an area comprising heritage building or buildings and precincts there of or related places which is declared as such by the Planning Authority, or any other Competent Authority within whose jurisdiction such building is situated.
62. **''High Density Development"** means development which include star hotels, shopping malls, multiplexes, commercial complexes, IT and BT.
63. **"High-rise Building"** means a building having a height of 15 m and above from the average ground level. However, chimneys, cooling towers, boiler, rooms/ lift machine rooms, cold storage and other not-working areas in case of industrial buildings and water tanks, and architectural features in respect of other buildings may be permitted without reckoning for height.
64. **"Hospital"** is premises providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients.
65. **"Hotels":** A premises used for lodging or payment with or without boarding facilities.
66. **"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.

67. **"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 and assembly, power plant, refinery, gas plant distillery, brewery, dairy, factory, workshop etc.)
68. **"IT Infrastructure companies"** means the real estate Infrastructure developer or a builder, registered under Indian Companies Act, 1956, having core competency in constructing IT office space for sale or for lease cum sale to IT Industry for the purpose of IT activities by the IT industry.
69. **"IT/ITES Park"** is defined as exclusively delineated or earmarked site/area of 10,000 sq.m land and above managed and developed/ to be developed with IT office space and other amenities and made available on lease basis for IT industry, to provide " plug and play" facilities as per the stipulations contained herein.
70. **"IT/ ITES Campus"** is defined as IT office space and other amenities developed by an IT Company on its own land and for its own use.
71. **"IT/ITES Special Economic Zone (SEZ)"** is notified by government of India as IT/ITES SEZ developed in an area of 25 acres and above to be developed by a developer or co-developer, according to the provisions of The SEZ Act, 2005.
72. **"Junk Yard"** means premises for covered semi covered or open storage including sale and purchase of waste goods, commodities and materials.
73. **''Kalyana Mantapa"** means premises where marriages, social and religious functions are conducted with cooking facilities.
74. **"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 Authority on any specified date. Land use includes zoning of land use as stipulated in the Master Plan and the Zonal regulations.
75. **''Layout"** means any subdivision of land with the formation of a new road or an access road. It may consist of single or multiple sites.
76. **''Layout Plan"** means sub division of plot (residential or non-residential) with proposed road network and provision for Parks and Civic Amenities.

77. **"License"** means an authorization or permission in writing by the ULB to carry out any building construction.
78. **"Lodging"** is a premises used for lodging on payment.
79. **"Loft"** means a residual space above normal floor level which may be constructed or adopted for storage purposes.
80. **"Lift"** means an appliance designed to transport persons or materials between two or more levels in a vertical direction by means of a guided car platform.
81. **''Master Plan"** means Master Plan, 2031 prepared for the Local Planning Area of Hoskote approved by the Government under the Karnataka Town and Country Planning Act, 1961.
82. **"Mezzanine Floor"** means an intermediate floor between Ground floor and First floor only, with area of mezzanine floor restricted to 1/3 of the area of that floor and with a minimum height of 2.20m. Mezzanine floor is permitted on commercial uses only. Such Mezzanine floor shall be accessible only from the Ground floor.
83. **"Multilevel Car Parking (MLCP)"** means multilevel R.C.C. structure used for vehicle parking connected to all floors by means of ramps or ramps with mechanical elevators. MLCP can be an independent structure or part of a building with other land uses.
84. **"Multiplex"** means, a building housing an entertainment and cultural centre including cinema theatres, restaurants, food courts, shops etc.
85. **"Nursing Home"** means, a premises having medical facility for in-patient and out- patients, providing up to 30 beds.
86. **''Open Space"** means an area forming an integral part of the plot, left open to sky in a building.
87. **"Parapet"** means a low wall or railing built along the edge of a roof or balcony.
88. **"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.

89. **"Park":** An area used for leisure, recreational activities, it may have related landscaping, public toilet and fence.
90. **"Playground":** An area used for outdoor games, it may have on it landscaping, parking facilities and public toilet.
91. **"Penthouse"** means a covered space not exceeding 10 sq m on the roof of a building, which shall have at least one side completely open.
92. **''Plinth"** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
93. **"Plinth Area"** means the built up covered area of the building.
94. **"Plinth Level"** means the level of the floor of a building immediately above the surrounding ground.
95. **"Plot or Site":** A parcel of land enclosed by definite boundaries and held in one ownership.
96. **"Porch or Portico"** means a roof cover supported on pillars or cantilevered projection for the purpose of pedestrian or vehicular approach to a building.
97. **"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, Dharmashala.
98. **"Pump Room"** means a room provided below ground level adjacent to sump tank to house various types of pumps with self-priming mechanism however the entrance shaft of the pump room of a maximum of 2mx2m may be permitted above the ground level.
99. **"Recreational Club"** is a premises used for assembly of a group of persons for social and recreational purposes with all related facilities.
100. **"Repair Shop"** is a premises similar to retail shop for carrying out repair of house hold goods, electronic gadgets, automobiles, cycles etc.,

101. **"Residential Building"** means a building used or constructed or adopted to be used wholly for human habitation and includes garden, ground, garages, stables, and other out-houses if any, necessary for the normal use of the building as a residence.
102. **"Restaurant"** is a premise used for serving food items on commercial basis including cooking facilities, with covered or open space or both having seating facilities.
103. **"Retail Shop"** is a premise for sale of commodities directly to the Consumer with necessary storage.
104. **"Right of way (ROW)"** is the width of land acquired for the Road, along its alignment. It should be adequate to accommodate all the cross sectional elements of the highway and may reasonably provide for future development. To prevent development along highways, control lines and building lines shall be provided. Control line is a line which represents the nearest limits of future uncontrolled building activity in relation to a road. Building line represents a line on either side of the road; between which and the road no building activity is permitted at all.
105. **"Road Level"** is the level of the road at the access to the property or in the event of more than one entrance to the property the road level considered shall be at the centre of the property frontage. The level of the road shall be taken at the centre of the carriage way.
106. **"Road Width"** means the distance between the boundaries of a road including footways and drains measured at right angles to the centre of the plot.

    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.
107. **"Room Height"** means the vertical distance measured between the finished floor surface and the finished ceiling surface where a finished ceiling is not provided, the underside of the joist or beams or tie beams shall determine the upper point of measurement. The minimum height of the room shall be 2.75 m.
108. **"Row Housing"** means more than one residential buildings in a row attached to each other with only front, rear and interior open spaces.

109. **"Semi-detached Building"** means a building detached on three sides with open spaces as specified in these regulations.
110. **"Service Apartment"** means fully furnished room or suite or rooms with kitchen, which is intended to be used on rental basis.
111. **"Service Road"** means a road / lane provided adjacent to a plots(s) for access or service purposes as the case may be.
112. **"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, fire fighting facilities, building management systems, car park management facilities and similar such activities.
113. **Service Industry"** means an industry where services are offered with or without power. If power is used, aggregate installed capacity shall not exceed 5 HP. The site area shall not exceed 240 sq m. Service industries shall be permitted in the Residential and commercial zone under special circumstances and in the light industries zone of the Master Plan as given in Schedule I.
114. **"Set back"** means the open space prescribed under these Zonal Regulations between the plot boundary and the plinth of the building.
115. **"Stilt Floor"** means a floor consisting of columns, used only for vehicle parking. It may also be open parking area provided at ground level and not be covered by enclosures and shutters. The height of the stilt floor shall not exceed 2.4m.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 be 4.5 m.
116. **"Storey"** means the space between the surface of one floor and the surface of the other floor vertically above or below.
117. **''Staircase Room"** means a room accommodating the stairs and for purpose of providing protection from weather and not used for human habitation.
118. **''Town Municipality"** means the Town Municipal Council of Hoskote established under the Karnataka Municipality Act.
119. **"Villa"** An independent house/dwelling on a given plot.

120. **"Wholesale"** An area where goods and commodities are sold or, delivered to retailers, the premises include storage/ go down, loading and unloading facilities.
121. **"Zonal Regulations"** mean the **Regulations** governing land use made **under the Karnataka Town and Country Planning Act, 1961.**

Note:

1. *The words and expressions not defined in these regulations shall have the same meaning as in the Karnataka Town and Country Planning Act, 1961 and Rules, the Building Bye Laws of Bruhat Bangalore Mahanagara Palike (BBMP) and National Building Code of 2005.*
2. *All permissions accorded by Planning Authority or BMRDA or Government prior to coming into force of these Zonal Regulations 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.*
3. *The Authority till the framing of its own Building Byelaws under Section 75 of the KTCP Act, 1961 shall adopt the relevant portions of the Building Bye-laws of the Bangalore Mahanagara Palike not covered under these Regulations in respect of size of drawings, qualifications of persons drawing the plans, size of habitable rooms, ventilation, facilities for physically handicapped persons, fire safety requirements, staircase details, etc. in a building.*
4. *Safety measures against earthquake in building construction: Buildings shall be designed and constructed adopting the norms prescribed in the National Building Code and in the "criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards, making the buildings resistant to earth quake.*

1.4 ZONING OF LAND USE

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. **Parks and Open Spaces**
7. **Transportation and Communication**
8. **Agricultural Use**
9. **Areas of special control**

Note:

Uses permissible under special circumstances by the Authority in different zones provided that:-

i. *All changes are in public interest;*

ii. *The proposal for all such changes are displayed in the notice board of the Planning Authority, inviting objections from the public within a period of not less than fifteen days from the date of display as may be specified by the Planning Authority.*

iii. *Roads and parks are permitted in all zones without change of land use.*

iv. *Development along National / State Highway and Major Roads are permitted by strictly adhering to standard and notifications issued by the concerned authorities/Government such as Ministry of Shipping and Transport, Ministry of Surface Transport, National Highways Authority of India and IRC Specifications and notification from time to time.*

v. *Uses of land that are permitted and those that may be permitted under special circumstances by the Hoskote Planning Authority in different zones of the local planning area shall be as follows*:

1. RESIDENTIAL ZONE

a) Uses permitted:

Dwellings units/tenements, plotted residential developments, villas, semidetached 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 lower primary

school courses, kinder garden/kids play area, Day care centres, 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.

b) Uses that are permitted under special circumstances by the Authority:

Municipal, state and central government offices, public utility buildings, cemeteries, golf clubs, 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 N.O.C. 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:

i. *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.*

ii. *Where service apartments are permitted, fee under section 18 of* KTCP *Act, 1961 for commercial use shall be levied.*

2. COMMERCIAL ZONE

a) Uses permitted:

All uses that are permitted in residential zone, traffic and transportation and public/semi public zones subjected to statutory NOCs like Fire, KSPCB etc. Petty shops/ retail shops & hardware shops, job typing/computer training institutes, Commercial Complexes, cyber cafe, 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 centres, laundries, dry cleaning and tailoring shops, restaurants and hotels, eateries such as darshinis, tea stalls, and take-away, bakery and sweet stalls, mutton and poultry stalls, clubs, hostels, newspaper or job printing, all types of offices, STD/FAX/internet centre/ ATM centres/ 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 centres, nursing homes and speciality hospitals, pathological labs, business or services not specifically restricted or prohibited therein, filling stations (Fuel stations and pumps, LPG storage, gas retail outlets), neighbourhood shops, nursing homes, service industries listed in Schedule - I (power up to 10HP). Uses for small repair centres (electronic, mechanical, automobile), vulcanizing shops, printing press, residential buildings including orphanages and old age homes, gyms, clinics and yoga centre, warehouses, storage areas for goods and kalyana mantapas, cinema theatres, multiplexes, auditoriums, community centres, recreational /social clubs and amenities, exhibitions centres, entertainment and amusement centres, convention centres 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.

b) Uses that are permitted under special circumstances by the Authority:

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.

3. INDUSTRIAL ZONE

a) Uses that are permitted:

Traffic and Transportation use, cold storage, 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.

There is no power limitation for industries to be permitted in this zone.

b) Uses that are permitted under special circumstances by the Authority:

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, 20 % 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 an area of 5 hectares and above, 10% 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 category are subject to environmental clearances.*

SCHEDULE – I

Illustrative list of household and service industries permitted in Residential and Commercial Zone:

Sl. No.	DESCRIPTION
1	Bread and bakeries
2	Confectionary, candies and sweets
3	Biscuit Making
4	Ice, ice-Cream
5	Cold Storage (small scale)
6	Aerated water and fruit beverages
7	Huller and flour Mills
8	Automobile, scooter and cycle service and repair workshop
9	Furniture (Wooden and Steel)
10	Printing, book binding, embossing, etc.
11	Laundry, dry Cleaning and dyeing facilities
12	General jobbing and machine shops
13	Household utensil repairs, welding, soldering, patching and polishing.
14	Photography, printing (including sign board printing)
15	Vulcanizing
16	Tailoring
17	Hand looms
18	Velvet embroidery shops
19	Art weavers and silk sarees, printing and batik works
20	Jewelry, gold ornaments and silver wares
21	Mirror and photo frames
22	Umbrella assembly
23	Bamboo and cane products
24	Sport goods and repair shops
25	Musical instrument repair shops
26	Optical lens grinding, watch, pen repairs
27	Radio and T.V. repair shops
28	Electric lamp fittings
29	Shoe making and repairs
30	Audio / Video libraries
31	STD / ISD counters

Sl. No.	DESCRIPTION
32	R&D Labs, test centres, IT, BT, BPO activities
33	Rubber stamps
34	Card board box and paper products including paper (manual only)
35	Cotton and silk printing/ screen printing
36	Webbing (narrow, fabrics, embroidery, lace manufacturing)
37	Ivory, wood carving and small stone carving
38	Coffee curing units
39	Candles and wax products
40	Household kitchen appliances
41	Washing soaps small scale only
42	Fruit canning and preservation
43	Electric lamp fitting / Assembly of Bakelite switches, shoe making, repairing
44	Power looms (silk reeling unit up to 10 HP)
45	Areca nut processing unit
46	Beedi rolling
47	Agarbathi rolling
48	Assembly and repair of measuring instruments(excluding handling of mercury and hazardous materials)
49	Clay & modeling with plaster of paris
50	Dairy products Example: cream, ghee, paneer, etc.
51	Enameling vitreous (without use of coal)
52	Milk cream separation
53	Manufacture of jute products
54	Manufacture of bindi
55	Photo copying of drawings including enlargement of drawings and designs
56	Packaging of shampoos
57	Packaging of hair oil
58	Utensil washing powder (only mixing and packaging)

4. PUBLIC AND SEMI-PUBLIC USES

a) Uses permitted:

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 centres, 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 centres, dobhighat, dharma shala and research institutions.

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.

b) Uses that are permitted under special circumstances by the Authority:

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.

5. PUBLIC UTILITIES

a) Uses permitted:

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 godowns 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.

b) Uses that are permitted under special circumstances by the Authority:

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.

Note:

i. 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, KPTCL standards are followed.

6. PARKS AND OPEN SPACES

a) Uses permitted:

Parks, play grounds, stadia, N.M.T Infrastructural facilities, sports complexes, children's play land inclusive of amusement parks such as Disney land type, toy trains, In-door recreational uses, parkways, boulevards, cemeteries and crematoria, burial grounds, public toilets, sewage treatment plants, water storage and treatment plants, public use ancillary to park and open space, parking, and playground. The area of such ancillary use shall not exceed 5% of total area and shall not be more than G+1 floor in any case.

b) Uses that are permitted under special circumstances by the Authority:

Sports Clubs (non commercial nature and run by residents' association), canteens, libraries, milk booths, aquarium, planetarium, museum, balabhavan, art gallery, open air theatres, water sports and amusement theme parks, recreational clubs (Non commercial nature), public libraries, horticulture/nursery, garden land, transportation terminals and swimming pool, milk booths, HOPCOMS centres, dwelling for watch & ward 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.

Note:

- Roads, pathways, formation of drains, culverts, bridges, etc which will not obstruct the water course, run off, channels.

i. *In case of water bodies having an extent of 10ha and above 30.0m buffer of No development Zone" is to be maintained around the lake (as per revenue records) and 10m buffer for those having an extent of less than 10ha with exception of activities associated with lake and this buffer may be taken into account for reservation of park while sanctioning plans.*

ii. *In addition to above uses, within the demarcated buffer for the valley, the following uses are allowed:*

iii. *If the valley portion is a part of 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 14, 15 & 17 of* KTCP *Act, 1961.*

iv. *Any land falling within the valley for which permission has been accorded either by the Authority or Government, and then such permission shall be valid irrespective of the land use classification in the MP, 2031. Fresh permissions for developments shall not be accorded in valley zone.*

7. TRANSPORTATION AND COMMUNICATION

a) Uses permitted:

Railway lines, railway yards, railway stations, railway workshops, airport roads, road bays, auto stand, parking areas, multi-level car parking, 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, 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 up to 50 % of the permissible developable area.

b) Uses that are permitted under special circumstances by the Authority:

Hotels, motels, clubs, godowns, 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.

Note:

1. ***Regulations for transit oriented development:***

   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 Hoskote

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 Hoskote 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.,

1. Minimum Foot path width shall be 2.0m to 3.0m based on the Road width as indicated in road cross sections ***(Refer Annexure 1).***
2. 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.
3. 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 terminal, thereby ensuring seamless physical multimodal integration.
4. When Multi Level Car parking (MLCP) is proposed on a plot as independent activity, there shall not be any limitation for FAR or height of building subject to condition that they satisfy fire and airport authority restrictions where ever applicable.

8. AGRICULTURAL ZONE

a) Uses permitted:

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, Piggeries, Livestock, rearing pisciculture, Piggeries farms, livestock rearing milk chilling centres, cold storage. Uses specifically shown as stated in the land use plan like urban village, brick kilns, 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. Farm houses and their accessory building that uses not exceeding 250 sq m of plinth area within the plot area limitation of 1.0 ha limited to G+ 1 floor.

b) Uses that are permitted under special circumstances by the Authority:

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 centres (when the land is more than 40 ha in extent then Golf course along with ancillary uses like administrative office, guest rooms/guest houses and dining facilities are permissible) race course, race/driving testing tracks, cultural buildings, educational and health institutions, hospitals, libraries, places of worship, socio - spiritual/Meditation/Yoga centre air terminal and helipads, open spaces, graveyards/burial grounds, rehabilitated/Asharaya schemes of government, institutions relating to agriculture, research centres, LPG bottling plant (min. 500 m away from human habitation), warehouse for storage of agricultural products, storage and sale of farm products locally produced. 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 and removal of clay and stone up to 3.0 m. depth and crushing, wind mills, solar energy stations, residential developments within the area

reserved for natural expansion of villages and buildings in such areas should not exceed two floors (Ground + one).

Note:

i. *In all the above uses under 8 (b) a coverage of 15 % of the site area of the land may be used for educational and health purposes and a building height of G+1 floor only may be permitted.*

ii. *For all uses permitted under this zone, regulations for rural development are to be followed.*

a. Regulations for Rural Development

Within 250 m radius from the existing gramathana Residential uses permitted under residential in the agricultural zone 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. 2

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.*

9. AREAS OF SPECIAL CONTROL

9.1. Defence Area

Land comprised in the area lying within the distance of 500 yards (458 m) from the outer crest of the parapet of the boundary wall of DRDO, Bangalore Test Range(located on Budigere Cross – Devanahalli Road, about 8 km from Budigere Cross on NH-4), Bangalore as “Notified Area” under provisions of Works of Defence Act vide Gazette of India Notification No. 11 dated May 29/ June 4, 2011. Construction of new buildings/structures is prohibited in the said area.

9.2 Solid Waste Management (SWM) Area/site

For efficient and scientific management and disposal of solid waste, Government in its order No: NaAE:782:MNY:2012 Bengaluru, dated:12.06.2015 directed to consider the above KSPCB notification for landfill site in sy.no.155 to an extent of 169 acres of Mandur village lying in Hoskote Local Planning Area and to maintain buffer zones and No development zones the KSPCB laid out the following guidelines vide notification No: PCB/wmc/SEO/NDZ-buffer zone/MSW/2-13-14/6272 dated: 05-02-2014.

"A buffer zone of no development shall be maintained around the land fill sites and the standards classified here to as Zone-1, Zone-2, Zone-3, Zone-4 based on the areas of land fill site as defined below (Table-1) shall be incorporated in the town planning departments/landuse plans and also by all the concerned departments/agencies in the State of Karnataka for implementation/compliance under the Municipal Solid Waste (Management and Handling) Rules 2000 amended from time to time henceforth.

Table 1

Zones are classified based on the available area of landfill site						
Zones	**Zone wise names specified**	**Activity permitted**	**Landfill area proposed and distance from the boundary of landfill sites shall be taken into consideration for measurement for zone selection**			
			Upto 5 acres	**5-20 Acres**	**20-50 Acres**	**More than 50 Acres****
Zone-1	Highly Sensitive	No Development zone except greenery with tall rising trees only (Non-edible purposes)	Upto 50 mts	Upto 50 mts	Upto 50 mts	Upto 50 mts
Zone-2	Moderately sensitive	No development zone except solid waste management related infrastructure without superstructure	50-100 mts	50-100 mts	50-150 mts	50-200 mts
Zone-3	Sensitive	No development zone except service oriented infrastructures like STP, water supply lines with proper encasing, waste water pipelines, HTL, power supply lines, LPG pipelines, pump houses, watch & ward, KEB power stations, LPG godowns, etc.	Zone not applicable	100-200 mts	150-300 mts	200-500 mts
Zone-4	Less Sensitive	No development zone except non-polluting green category type industries, MSW related resource recovery/reuse industries, Agricultural activities and human habitants with super structure, etc.	Zone not applicable	Zone not applicable	300-500 mts	500-1000mts

Note:

The above norms are as per Government order/ notifications as on that date. Action shall be taken as and when the orders are subject to change.

9.3 Archaeological/ Historical Monuments and Precincts

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.

The Archaeological Survey of India has not yet declared any of the monuments in the Hoskote town and the State Archaeological Department has also not identified any of the monuments in the Hoskote town. 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.

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 regulation areas, if received by the Authority, under the provisions of special Regulations and to make recommendations to this Authority for consideration.

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.

Note:

1. *Any subsequent amendments to the Archaeology Act concerned regarding prohibited area such amendments shall mutatis mutandis apply to these regulations.*
2. *In case of change of land use from the approved Master Plan to other use, the setbacks shall be the higher of the two uses.*
3. *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 and State Archaeology Department.*

1.5 REGULATIONS FOR DIFFERENT USES OF BUILDINGS

The minimum set back required on all the sides of a building, maximum FAR, maximum height of building that are permissible for different dimensions of sites and width of roads are set out for residential, commercial, public and semi-public, traffic and transportation, public utility buildings up to 10.0 m in height are given in Table -2 and exceeding 10.0 m in height are given in Table - 3 below:

Table 2

Exterior open spaces / setbacks in percentage (minimum) for residential, commercial, public and semi-public, traffic and transportation, public utility buildings up to 10.0 m in height.

Depth of site in meters.	Residential minimum in meters		Commercial		Traffic & Transportation, Public Utility & public & semi Public		Width of site in meters	Residential minimum in meters		Commercial		Traffic & Transportation, Public Utility & public & semi Public	
	Front	Rear	Front	Rear	Front	Rear		Front	Rear	Front	Rear	Front	Rear
1	2	3	4	5	6	7	8	9	10	11	12	13	14
up to 6	1.0	0	1.0	0	1.5	0	up to 6	0	0	0	0	0	1.0
Over 6 up to 9	1.0	1.0	1.5	0	1.5	1.5	Over 6 up to 9	1.0	1.0	0	1.0	1.0	1.5
Over 9 up to 12	1.0	1.0	1.5	1.0	2.0	1.5	Over 9 up to 12	1.0	1.0	1.0	1.0	1.5	1.75
Over 12 up to 18	1.5	1.5	2.5	1.5	2.5	1.5	Over 12 up to 18	1.5	2.0	1.5	2.0	1.75	2.5
Over 18 up to 24	2.5	2.0	3.0	2.0	3.0	2.0	Over 18 up to 24	2.0	3.0	2.0	2.5	2.5	3.0
Over 24	3.5	3.0	3.5	2.5	4.0	3.0	Over 24	2.0	3.0	2.0	3.0	3.0	4.0

Note:

i) For plots of 4000 sq.m and above a minimum set back of 5.0 m on all sides shall be insisted.

ii) Multi dwelling units (Apartments) shall be allowed only on plot sizes of above 360 sq.mts with in the CMC limits and on plots above 750 sq.mts. beyond CMC limits and the road width shall be a minimum of 9.00 mts.

iii) When car garage is proposed on the right side rear corner, the minimum front setbacks shall be 3.0 m;

iv) 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;

v) For residential sites up to 120 sq m;

a) Open staircase shall be permitted in the side setbacks, but there shall be a minimum open space of 0.50 m from the side boundary and 1.0 m from the front and rear boundary of the site.

b) Toilets minimum of 1 m x 1.5 m and not exceeding 1.4 % of the plot area permissible in rear set back only;

c) When minimum set back of 1.5 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	5.0
3	Above 15.0 Up to 18.0	6.0
4	Above 18.0 Up to 21.0	7.0
5	Above 21.0 Up to 24.0	8.0
6	Above 24.0 Up to 27.0	9.0
7	Above 27.0 Up to 30.	10.0
8	Above 30.0 Up to 35.0	11.0
9	Above 35.0 Up to 40.0	12.0
10	Above 40.0 Up to 45.0	13.0
11	Above 45.0 Up to 50.0	14.0
12	Above 50.0	16.0

Maximum Floor Area Ratio & Road Widths for Different uses are given in Table-4 below:

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	1.50	1.50	1.25
Over 9 to 12	1.75	1.75	1.50
Over 12 to 18	2.00	2.00	1.75
Over 18 to 24	2.25	2.25	1.75
Over 24	2.50	2.50	2.00

Note:

Only effluent treatment plant, open to sky swimming pool, parking space, main staircase head room, lift shaft, lift wells, and lift machine rooms, ramps, ventilation ducts, sanitatory ducts and overhead tanks are excluded from FAR computations.

1.6 REGULATIONS FOR GROUP HOUSING /RESIDENTIAL DEVELOPMENT PLAN

Table 5

Maximum plot coverage, FAR and minimum road width for group housing

Sl.No	Minimum road width in m	Maximum plot coverage	Maximum FAR
1	9.00	60%	1.5
2	12.00	60%	2
3	Above 12.00 upto 18.00	55%	2.25
4	Above 18.00 upto 24.00	55%	2.50
5	Above 24.00	50%	2.75

Note: An apartment Building on a plot of 1 hectare or more shall also be treated as group housing and norms are applied accordingly.

The following norms shall be adopted while approving building plans for group housing;

a. *Approval of development plan showing the general arrangement of residential building blocks, and dimensions of plot earmarked for each building block, means of access roads, parks and open spaces 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-3.*
c. *The approach road to a group housing project must have a minimum width of 9 m;*
d. *The minimum area for group housing shall be 1.00 ha or more.*
e. *Setbacks should be provided with reference to the depth and width of total plot area;*
f. *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.*
g. *The coverage shall be with reference to the total area of the development plan.*
h. *The distance between any two buildings shall not be less than half the height of the taller building.*

i. *15% of the total area to be reserved for civic amenity, parks and open spaces, subject to a minimum of 10% for parks and open spaces, 5% for Civic Amenity.*

j. *Parking requirement shall be as per Table-14. In addition, 10% of the total parking shall be reserved for visitors parking separately.*

k. *5% of total plot area may be utilized for commercial purpose.*

l. *Internal roads/drive ways and park area shall be developed by the owner / developer himself for the specified purpose only.*

m. *Park area reserved in the development plan shall be handed over free of cost to the concerned local body by a relinquishment deed, and the same may be allowed to be maintained by the local residents association (Regd), if the local body so desires.*

n. *CA site reserved in the development plan shall be handed over free of cost to the Planning Authority by a relinquishment deed. The allotment of CA sites shall be as per notification No.UDD 27 TTP 2016, Bangalore dated 24.05.2017 of the Karnataka Planning Authorities (Allotment of CA Sites) Rules, 2016 published in the official gazette dated 01.06.2017.*

o. *The roads as shown in the master plan shall be incorporated and shall be handed over to the concerned local body through a registered relinquishment deed.*

Note:

1. *Consent for establishment (CFE) NOC has to be taken from KSPCB as per Notification of Forest, Ecology and Environment Secretariat vide No.FEE 316 EPC 2018, Bangalore dated: 19.01.2016 published in the Official Gazette dated 20.01.2016.*
2. *Action shall be taken as and when the directions issued from the Government in the form of circulars/Government Orders/Notifications from time to time.*

1.7 REGULATION FOR NON RESIDENTIAL DEVELOPMENT PLAN

The non-residential development plans are approved on the following conditions.

a. 10% of the total area shall be reserved for parks and open spaces, which shall be maintained by the owner to the satisfaction of the Authority.
b. Parking area requirements shall be as applicable vide Table-13. An additional 5% of the plot area shall be reserved for surface parking.
c. FAR is calculated based on entire sital area excluding the area reserved for park and open spaces.
d. Roads as shown in the Master Plan shall be incorporated within plan and shall be handed over to the Local Body free of cost.
e. The FAR and coverage shall be as per Table-6A & 6B, below.

Table 6A

FAR and Ground coverage for Non-Residential Development (except Industrial) plan on a sital area over 1 hectares

Road width	Coverage	FAR
12m to 15m	55%	2.00
Above 15.0m to 18.0m	50%	2.25
Above 18m	50%	2.50

Table 6B

FAR and Ground coverage for Industrial Development plan on a sital area over 1 hectares

Road width	Coverage	FAR
12m to 18m	35%	1.00
Above 18.0m to 24.0m	35%	1.25
Above 24m to 30m	40%	1.25
Above 30m	45%	1.50

1.8 REGULATION FOR INTEGRATED TOWNSHIP

'Integrated Township' concept is gaining more importance in the recent times. To give impetus to economic growth and to retain the vibrancy and dynamism of the urban form for a town like Hosakote, the concept of 'Integrated Township' with minimum 20 Ha of land having access from minimum 18 m road width is a good approach for the future of Hosakote.

Permissible in Residential / Commercial / Industrial zones

a. Minimum area required -20 Ha

b. Permissible Land Use

   i. Residential

   ii. Industrial

   iii. Commercial

c. Permissible usage (% of allowable usage on developable land)

   i. Residential - 40%

   ii. Non-Residential

   - Industrial - 55%
   - Commercial (to support the township) - 05%

d. Minimum Road width required - 18 Mtrs

e. Other Regulations for approval of integrated town ship

   i. 15% of the total area shall be reserved for parks & open space. It shall be handed over to the concerned Local body free of cost & shall be maintained by the developer to the satisfaction of the Local body.

   ii. 5% of the site area shall be reserved for CA sites, and shall be handed over to the authority free of cost.

   iii. The FAR is calculated on entire area excluding area reserved for CA.

   iv. Road shown in by Master Plan 2031 shall be incorporated with in the plan and shall be handed over to the local body free of cost.

   v. The FAR & coverage shall be as below;

Table 7

FAR and Ground coverage for Integrated Township

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

1.9 REGULATIONS FOR SEMI DETACHED HOUSES

The following norms shall be adopted while approving semi detached houses as given in Table - 8.

Table 8

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 set back for each unit shall be the total of the left and right setbacks to be left in case of individual plots.

1.10 ROW HOUSING

The following norms shall be adopted while approving row houses as given in Table - 9.

Table 9

Row Housing (Maximum 12 units, minimum 3 units)

1	Minimum combined area of plot	210 sq m
2	Maximum area of each unit	108 sq m
3	Building coverage	As applicable to individual plots
4	Floor area ratio	
5	Number of floors	
6	Minimum road width	
7	Setbacks minimum	**Front:** 2.00 m
		Rear: 1.50 m
		Side: 2.00 m only for end units

1.11 FLATTED FACTORIES

The following norms shall be adopted while approving flatted factories as given in Table-10.

Table 10

Regulations for Flatted Factories

1. Minimum plot area	1,000 sq m
2. Maximum plot coverage	40%
3. FAR	1.50 up to 12.0 m road width and 1.75 above 12.0 m road width.
4. Minimum setbacks	**a. Front 8.00 m**
	b. Rear 4.50 m.
	c. Sides 4.50 m.

1.12 INDUSTRIAL BUILDINGS

Coverage, Floor Area Ratio and Open space for Industrial buildings are as given in Table – 11 below:

Table 11

Coverage, Floor Area Ratio and Open space for Industrial buildings

Sl. No	Plot area in sq. m	Max. plot coverage	Floor area Ratio	Minimum Front setback in m	Other sides	Minimum road width in m
1	Up to 230	80%	1	1	1	12
2	Above 230 upto 1000	60%	1.25	4.5	3	12
3	Above1000 upto 2000	50%	1.25	6	5	12
4	Above 2000 upto 4000	45%	1.25	8	5	12
5	Above 4000 upto 8000	45%	1	8	6	12
6	Above 8000 upto 40000	45%	1	15	12	Over 15
	Above 40000	45%	1	20	12	Over 18

Note:

1. *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.*
2. *The minimum frontage for plots upto 230 sqm. shall be 9 m and for plots above 230 sq.m shall be 12 m.*

FAR and Ground Coverage in Industrial Zone for IT related activities to be followed as per Table - 12 below:

Table 12

Regulations for IT and BT Related Activities

Sl. No	Size of the Plot (sq.m)	Ground coverage	Permissible FAR	Road Width (m)
1	Upto 1000	55%	1.50	Above 9.0 m
2	Above 1000 up to 4000	50%	2.00	Above 12.0 m
3	Above 4000 up to 8000	50%	2.00	Above 15.0 m
4	Above 8000 up to 16000	45%	2.25	Above 18.0 m
5	Above 16000	45%	2.50	Above 24.0

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.

Exterior open spaces/setbacks for IT and BT related buildings to be followed as per Table-13 below.

Table 13
Set backs for IT and BT related Buildings

Sl. No	Size of the Plot (sq.m)	Ground coverage	Min Front Setbacks (m)	Min All around Setbacks (m)
1	Upto 1000	55%	6	5
2	Above 1000 up to 4000	50%	8	5
3	Above 4000 up to 8000	50%	8	6
4	Above 8000 up to 16000	45%	8	6
5	Above 16000	45%	15	12

1.13 PARKING REGULATIONS

Parking space standards to be adopted are as follows:

a. Each off-street parking space provided for motor vehicles shall not be less than (2.5 m x 5.50 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.

b. For building of different uses, off-street parking spaces for vehicles shall be provided as stipulated in the Table - 14 below:

Table 14
Off-Street Parking Spaces

Sl. No	Occupancy	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	a. 2 tenements each having an area less than 50 sq.m b. 1 tenement exceeding an area of 50 sq.m c. 10% of additional parking shall be kept for visitor's car parking
3	Lodging establishments, tourist homes and hotels	6 guest rooms

Sl. No	Occupancy	Minimum one car parking space of 2.50 m x 5.50 m for every
4	Educational	200 sq.m floor area
5	Hospital	100 sq.m floor area subject to minimum 20 spaces
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	150 sq.m floor area plus 1 Lorry space measuring 3.5 m × 7.5 m for every 1000 sq.m 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/Coffee Parlours	75 sq.m of floor area
14	Students Hostels	15 rooms
15	Working Persons Hostel	5 rooms

Note:

i. Parking space shall be with reference to total floor area.

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

iii. 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.

iv. 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) with suitable entry and exit ramps within the plinth area and shall not be provided in the set back area.

c. Car parking can be provided in the set back areas provided; a minimum of 3.0 m is left free from the building, in case of buildings having a height of less than 15.0 m and a minimum of 8.0 m in case of buildings having a height of 15.0 m and above.

v. The other aspects for providing parking spaces are:

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

b. The parking spaces should be efficiently designed and clearly marked and provided with adequate access, aisle, drives and ramps required for manoeuvring of vehicles.

c. 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.

d. 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. The slope of the ramp shall commence from 1.50 m of the edge of property line. Ramps for physically challenged shall be provided in all public buildings.

e. Basement / cellar shall be permitted to extend in the setback area except the front setback after leaving a minimum of 2.00 m from the property line. When basement is used for car parking convenient entry and exit shall be provided.

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

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

h. When Multilevel 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 Authority restrictions wherever applicable.

i. *Mechanical Car parking or any other advanced technology used for parking is allowed subject to satisfaction of the authority. In case of mechanical/stacked parking height of the basement may be permitted upto maximum of 4.5m.*

j. *Access ramps, elevators, escalators to the upper floors or terrace shall not be provided in the setback area and the ramps to be within the plinth area of the building and shall be exempted from FAR calculations.*

1.14 CORRIDOR

The minimum widths of corridor for different uses of building are as given in the table 15.

Table 15

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, religious building, temple, mosque or church and other buildings of public assembly or conference.	2.0
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

1.15 RESTRICTIONS OF BUILDING ACTIVITY IN VICINITY OF CERTAIN AREAS:

- 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,.
- A Buffer of 50 m is assumed all along the flow of the River on both banks which shall be treated as no development zone.
- The 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.
    a. 30 meters from the boundary of Lake of 10.00 ha and above and 10.0 m for others.
    b. 9 meters from the boundaries of Canal / Raja kaluve.
    c. 3 meters from the boundary of field natural drains as defined in the RS map / toposheets.
    d. 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.

1.16 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 - 16. 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 - 16. The minimum vertical clearance is not applicable if the horizontal distance exceeds the minimum prescribed.

Table 16

Distance of Buildings from Electrical Lines

Sl. No	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 11 KV	1.8	4.5
3	H.T. line of 33 KV	2.5	15.0
4	H.T. line of 66 KV	2.5	18.0
5	H.T. line of 110 KV	3.2	22.0
6	H.T. line of 220 KV	4.2	35.0
7	H.T. line of 400 KV	5.2	52.0

1.17 SOLAR WATER HEATER REQUIREMENTS

Solar water heaters shall be provided as per the Table 17 for different categories of buildings.

Table 17

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.m 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 sq m whichever is more.	
	(b) 500 lpcd for multi dwelling unit / apartments for every 5 units and multiples 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.	

1.18 RAIN WATER HARVESTING

Rain water harvesting is compulsory in all buildings of plots of size 200 sq m 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 channelled 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 channelled to pits or trenches. Such pits or trenches shall be backfilled with filter media comprising the following materials.

a. 40 mm stone aggregate as bottom layer up to 50% of the depth;
b. 20 mm stone aggregate as lower middle layer up to 20% of the depth;
c. Course sand as upper middle layer up to 20% of the depth;
d. A thin layer of fine sand as top layer;
e. 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;
f. Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered;
g. 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;
h. 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 land 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 o dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

1.19 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-II of these Zoning Regulations.

SCHEDULE - II

Facilities for physically handicapped persons

These byelaws shall apply to the physically handicapped persons having the following disabilities.-

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 land 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.

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:**

i. 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 m (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.

i. **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.

j. **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.

k. **Guiding / Warning Floor Material:** The floor material to guide or to warn the visually impaired persons with a change of color 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.

l. **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.

1.20 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. 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.

1.21 GENERAL RULES

The following shall be considered while enforcing the zoning regulations for all types of developments:

1. Conversions/Approvals:

a. Conversions prior to the final approval of Master Plans 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, subject to verification of genuinity of the conversation order from the competent authority.

b. All permissions accorded by Hoskote planning Authority or BMRDA or Government (Change of land use, layout approval, building permission, etc.), approvals given by SHLCC, SLSWCC, projects of government organisations like KHB, KIADB, KSSIDC, KSPCB prior to coming in to force of these regulations shall be treated as conforming uses irrespective of 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 on case to case basis by the authority only.

2. 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. If the uses permitted in different zones, in such cases the regulation applicable to such uses permitted in different zones.

d. 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.

e. 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

f. In case of change in 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.

g. The Government directions for considering the approval of layouts are protected under special circumstances.

h. 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.

3. 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 affect 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.

xi. Higher FAR may be permitted only within 150 m radius of any transit hub or major interchanges (Railway station, metro or BRT station) as specified in these regulations.

xii. Foot path and utility services are provided on either sides of 18m & above roads for minimum of 2.0m to 3.0m width.

xiii. Commercial, office use shall be permitted and even encouraged in all transport hubs and interchanges like TTMC, IMTH etc.

xiv. 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.

xv. 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.

xvi. The cross-sections in the annexure shall be applicable in case of development of the road of applicable classification. In case additional right of way is available the order of priority for the space allocation shall be as below:

- Pedestrian sidewalk
- Central Verge/median for pedestrian refuge
- Cycle path
- Plantation zone

- Bus bay
- Carriageway

4. FAR or Floor Area Ratio :

i. The ratio of the Total 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.

5. 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 shall 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 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.

i. 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.

ii. Parking area if misused is liable to be municipalised /taken over by the local body/authority without any compensation.

iii. 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.

iv. 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.

6. NOC

i. For all the high-rise buildings NOC from the following departments shall be obtained.

a. Fire force department.
b. NOC regarding water supply from concerned local bodies.
c. K.P.T.C.L./BESCOM
d. Karnataka State Pollution Control Board
e. NOC from Airport Authority for building height exceeding 15 m wherever necessary.

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 and Multiplex, the setbacks and other provisions shall be as per Karnataka Cinematography Act and Rules.

7. Sanction or Refusal of Approval

a. 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.

b. 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 landuse, change in landuse or the development for which permission was sought for is in conformity with the Master Plan and the regulation finally.

8. 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.

9. 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

10. Means of Access

The means of exclusive access, which would be other than through public roads and streets, upto 30 m length from the existing public roads and streets. The minimum width of means of access shall be 6 m, because of minimum drive way prescribed by the Fire Force Authority. Then the 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.

11. Garages

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 neighbouring 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.

12. 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 the 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.

b. Existing road width abutting the site shall be considered for calculating the FAR. Benefit of Development Rights shall be extended in such cases as per the provisions of Section 14-B of KTCP Act 1961 and the rules made there under.

13. Exemption in open space:

The following exemptions in open space shall be permitted

a. 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.

14. Lifts:

Lifts shall be provided for buildings with ground plus three floors and above.

15. Parking space:

Adequate space for car parking shall be provided in the premises as per standards in Table - 11.

16. 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.

17. Height of building:

In the reckoning of height of buildings, headroom, lift room, water tanks on terrace, penthouse may be excluded.

18. Road alignment:

In case of buildings that have been permitted lawfully by Town/city 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.

19. Permissions:

All permissions accorded by Govt. or by the Planning Authority 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.

20. 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.

1.22 SUB-DIVISION REGULATIONS:

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.

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.

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.

A. Amalgamation:

i. In the case of amalgamation of authorised plots, the proposed sites shall have the same land use.

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.

iii. Development controls for the amalgamated plot shall be with reference to new dimensions.

B. Bifurcation:

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.

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.

iii. Bifurcated plot shall not be less than 54 sq m. Bifurcated plot shall have a minimum of 3.5 m access.

iv. The bifurcated plot shall have a minimum of 4.5 m frontage. This condition shall not apply to family partition sites.

1.23 NORMS FOR APPROVAL OF SUB-DIVISION OF PLOT OR LAYOUT PLAN

1.23.1 Approval of residential layout:

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.

b. Areas for open spaces and civic amenities and roads

The areas for open space and civic amenities and roads while sanctioning of layout for residential purpose shall be subject to the following conditions:

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. 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 and open spaces, and roads shall be handed over to the Local body and civic amenities sites to the Planning Authority free of cost through a registered relinquishment deed before taking up development of the layout as per amended section 17 of KTCP Act 1961 and the rules prescribed from the government.

vii. Minimum width of road 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 of Government schemes 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 not less than 9.0 m public road and the use of land shall be in accordance with the zonal regulations of 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 civic amenity site.

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 6 m 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.

1.23.2 Approval of single plot for residential purpose:

Any extent of land can be approved as single plot subject to the following conditions. The land in question shall be converted for non-agricultural purpose. The land shall have access from the public road and the use of land shall be in accordance with the Zoning Regulations of the Master Plan.

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. If the owner of Single plot desires to sub-divide the plot at subsequent dates, 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.

If any roads proposed in master plan shall be incorporated in the plan and shall be handed over to the authority free of cost.

Note:

a. *If the land in question, bifurcates more than 1 plots naturally either by foot track/nala/HT line/water bodies or proposed Master Plan road then such sites shall be considered for approval under single plot.*
b. *In a residential approved single site plan maximum 2 building blocks may be allowed.*

1.23.3 Approval of non-residential layouts:

A. If the non-residential layout for approval consists of only one single unit, approval shall be given subject to the following conditions:
   i. The land in question shall be converted for non-agricultural purpose.
   ii. Any extent of land can be approved as single plot.
   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.
   iv. The minimum of public approach road width shall be 12 m.

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.

vi. A minimum 10% of the total extent shall be earmarked as park and open space.

vii. Areas covered under Parks Zones, Valleys, lake/nalla buffer etc may be shown as park in the development plan.

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.

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.

x. In case owner of any land who obtained approval for single plot desires to sub-divide the plot at later stage, he shall obtain approval of Authority for sub division of plots as per prescribed norms.

xi. Any roads proposed in the master plan shall be incorporated in the plan shall be handed over to the concerned local body free of cost.

Note:

In a non-residential approved single site plan maximum 2 building blocks may be allowed.

B. If the non-residential layout for approval consists of two or more number of plots, the following conditions shall apply:

i. The land in question shall be converted for non-agricultural purpose.

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.

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.

iv. A minimum 10% of the total extent of land shall be earmarked as park and open space.

v. Minimum width of public approach road shall not be less than 12.0m.

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.

vii. The Planning Authority shall collect the fee under Section 18 of 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/A (V) of the KTCP Act, 1961 at the rate as prescribed from the Govt. from time to time.

viii. Any roads proposed in the Master Plan shall be incorporated in the plan shall be handed over to the concerned local body free of cost.

ix. The sites will be released only after development of layout and production of NOC's from the concerned Authorities.



Regulations for Redevelopment Schemes

Table 18

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 – 18 below shall be applicable.

<table>
<tr><th>Sl.no</th><th>Regulations for Slum Redevelopment Scheme</th></tr>
<tr><td>1</td><td>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.</td></tr>
<tr><td>2</td><td>FAR & Ground Coverage taken up in the same location.
<table>
<tr><th>Extent in Ha</th><th>Coverage</th><th>FAR</th><th>Min .Road width</th><th>Min. all-round setback</th></tr>
<tr><td>Up to 0.4</td><td>60%</td><td>3.0</td><td>6m for buildings < 15m height and 9m for > 15 m height</td><td>6 m</td></tr>
<tr><td>Above 0.4 up to 0.8</td><td>60%</td><td>3.0</td><td>9m for buildings< 15m ht and12 m for > 15 m ht</td><td>7.5 m</td></tr>
<tr><td>Above 0.8</td><td>60%</td><td>3.0</td><td>12.0 m</td><td>9.0 m</td></tr>
</table></td></tr>
<tr><td>3</td><td>FAR & GroundCoverage for a relocation scheme.
<table>
<tr><th>Road width in m.</th><th>Coverage</th><th>FAR</th><th>Set backs</th></tr>
<tr><td>Less than 12</td><td>60%</td><td>2.00</td><td rowspan="5">As per Table 2 or 3 of these Regulations</td></tr>
<tr><td>Above 12 and Up to 18</td><td>55%</td><td>2.25</td></tr>
<tr><td>Above 18 and up to 24</td><td>55%</td><td>2.50</td></tr>
<tr><td>Above 24 and up to 30</td><td>50%</td><td>3.00</td></tr>
<tr><td>Above 30</td><td>50%</td><td>3.25</td></tr>
</table></td></tr>
<tr><td>4</td><td>Minimum Open space and Civic Amenity area
Open space and Civic Amenity area shall be 15% of total sitalarea. Out of 15%, not less than 10% shall be reserved for park area and the rest reserved for Civic Amenity area. Such areas need not be handed over free of cost to the Authority</td></tr>
<tr><td>5</td><td>Commercial
2% to 5% of the total area may be reserved for Commercial use subject to fulfillment of parking area.</td></tr>
<tr><td>6</td><td>Set-backs
As shown in item number 2 & 3</td></tr>
<tr><td>7</td><td>Distance between the blocks
Up to 15 m height 6.0 m minimum & Above 15m height minimum shall be 9.Om</td></tr>
</table>

1.24 STANDARD OF ROADS

a. Layouts

Minimum Right of Way for streets proposed in layouts is as per Table 19.

Table 19

Standard of Roads/ Streets in Layouts

Sl.No	Length and category of streets	Minimum right of way in m
1	**Residential**	
a)	Up to 180 m	9.00 m
b)	Above180 m Up to 500m	12.00 m
c)	Above 500 m	18.00 m
d)	Collector street (minor roads)	12.00 m
e)	Major collector roads (feeder streets)	18.00 m
f)	Arterial roads	18m,24m and 30 m
2	**Commercial**	
a)	Retail	12.00 m
b)	Wholesale and others	18.00 m
3	**Industrial**	
a)	Up to 2.0 Hectare	12.00 m
b)	Above 2.0 Hectare	18.00 m

b. Single Plot Residential / Non- Residential plans

One public through fare road shall be provided at the edges of the property or depending upon the ground situation as per the extent of land as shown in the Table - 20 below. This should be handed over to the authority at free of cost through relinquishment deed. This is because to provide public road access to the rear property.

Table 20

Standard of Roads/ Streets in Single Plot Residential / Non- Residential plans

Sl. No.	Single plot layout for	Extent of layout		
		1.00 to 2.00 ha	2.00 to 5.00 ha	Above 5.00 ha
1	Residential	9.00 m road	12.00 m road	18.00 m road
2	Commercial	12.00m road	18.00 m road	24.00 m road
3	Industrial and other uses	12.00m road	18.00 m road	24.00 m road

1.25 STANDARDS FOR CIVIC AMENITIES,PARKS &PLAY GROUNDS

Standards for Civic Amenities, Parks & Play Grounds regarding minimum area with respect to population per unit of different facilities are presented in Table 21 and 22 respectively.

1. Civic Amenities

Table 21

Standards for Civic Amenities

Particulars	Population per unit	Area in ha.
a) Educational Facilities:		
i) Nursery School (age group 3 to 6 years)	1,000	**As per the Standards of Respective Departments**
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	**As per the Standards of Respective Departments**
ii) Health Centre	20,000	
c) Other facilities:		
i) Post and Telegraph	10,000	**As per the Standards of Respective Departments**
ii) Police Station	10,000	
iii) Religious Building	3,000	
iv) Filling Station	15,000	

Note: *As per the Standards of respective departments*

2. Parks, playground and open spaces

Table 22

Standards for Parks, Play Ground and Open Spaces

Sl. No.	Category	Population per unit	Area in hectares (min.)
1	Tot-lot	500	0.05
2	Children park	2,000	0.2
3	Neighborhood play ground	1,000	0.2
4	Neighborhood park	5,000	0.8

1.26 BUILDING LINE

Building lines are prescribed for some important roads in Hoskote town as presented in Table - 23. 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 23

Proposed Building Line

Sl. No.	Name of the Road	Proposed ROW (m)	Building line from the edge of ROW (m)
1	TRR/IRR/ITRR	90	10
2	CBIC	90	10
3	RR	60	6

Note:

I. *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.*

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

Table 24

Space Standards for various Buildings/Uses

Sl. No.	Buildings/Uses	Min. Road width in m	Min. size of Plot in Sqm
1	Conference halls, community halls and Social Clubs	12.0	500
2	Cold Storage	12.0	1000
3	Indoor Games	15.0	2000
4	Hotels/Lodges	12.0	500
5	Kalyana Mantapas	12.0	1000
6	LPG storage and Fuel filling stations	15.0	500
7	Nursing Homes/Polyclinics	12.0	500
8	Service Apartments	12.0	500
9	Nursery School	12.0	As prescribed by the Competent Authority
10	Lower Primary Schools	12.0	
11	Higher Primary Schools	12.0	
12	High Schools with playground	12.0	
13	Integrated Residential Schools	15.0	As prescribed by the Competent Authority
14	Colleges	15.0	
15	Star Hotels (Upto 3 Star)	15.0	
16	Star Hotels (Above 3 star)	18.0	
17	Convention Centres	15.0	
18	Cinema, Multiplex, Convention Centre	18.0	2000
19	R&D Lab	12.0	1500

Member Secretary

Hoskote Planning Authority

Hoskote

Chairman

Hoskote Planning Authority

Hoskote

ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: ನಅಇ/152/ಬಿಎಂಆರ್ 2013,

(ಕೆ.ಎಸ್ ಜಗದೀಶರೆಡ್ಡಿ)
ಸರ್ಕಾರದ ಅಧೀನ ಕಾರ್ಯದರ್ಶಿ
ನಗರಾಭಿವೃದ್ಧಿ ಇಲಾಖೆ

ANNEXURE-1

Road Cross – Sections

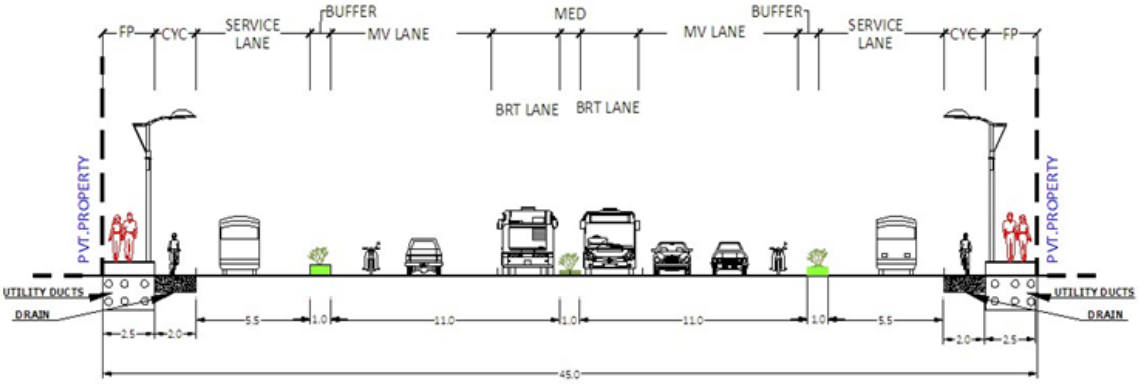


Figure-1 Arterial Road Cross- Section (ROW - 45m)

Source: PWD Department

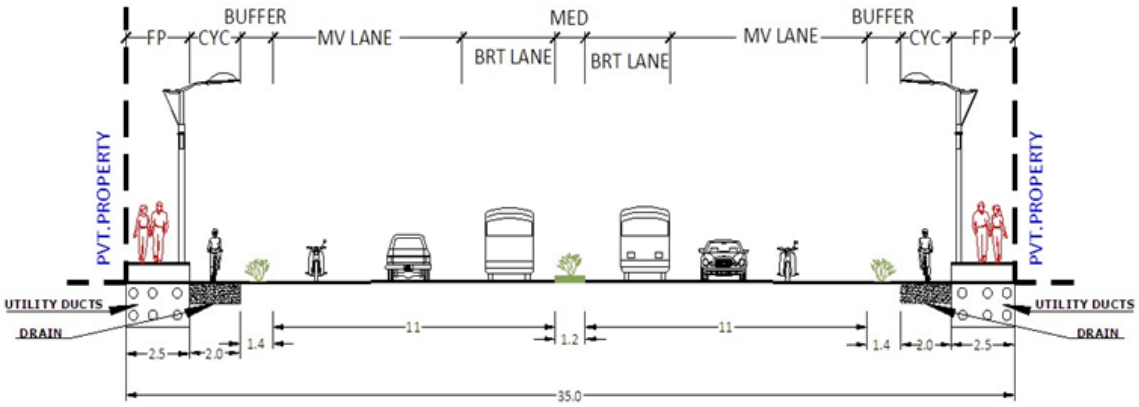


Figure 2-Sub-arterial Road Cross- Section (ROW - 35m)

Source: PWD Department

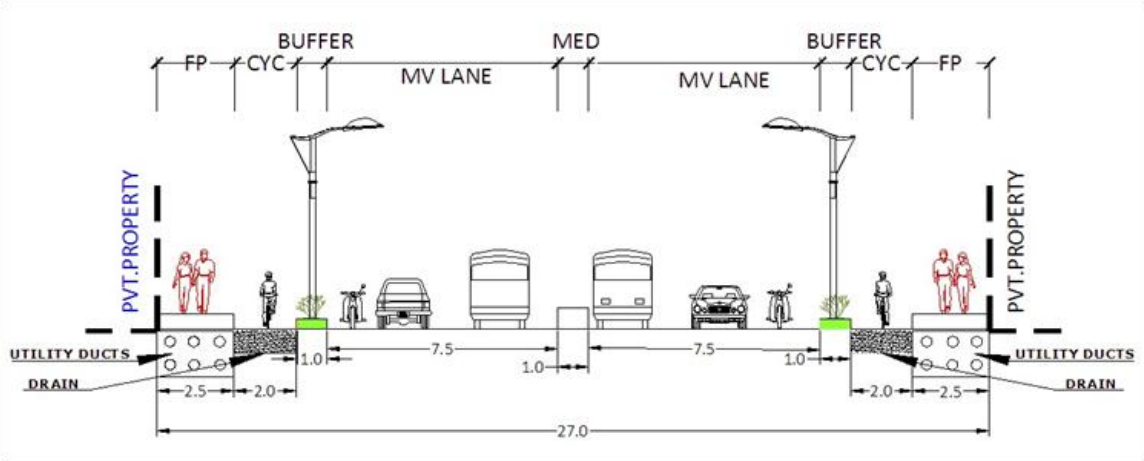


Figure 1- Sub-Arterial Road Cross- Section (ROW - 27m)

Source: PWD Department

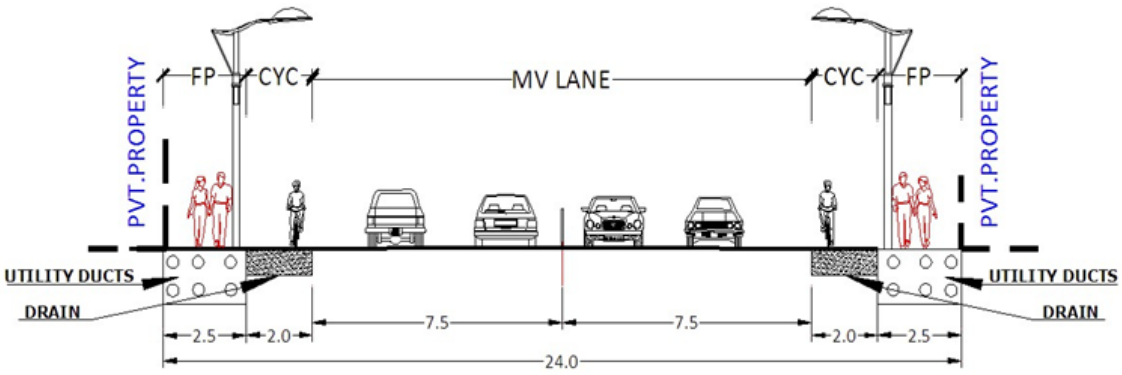


Figure 2- Collector road cross- section- (ROW - 24m)

Source: PWD Department

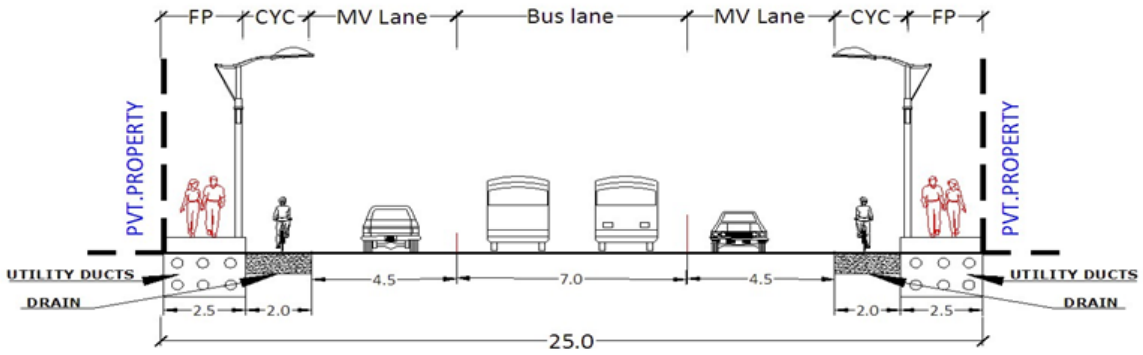


Figure 3-Collector road with centre bus lane cross- section- (ROW - 25m)

Source: PWD Department

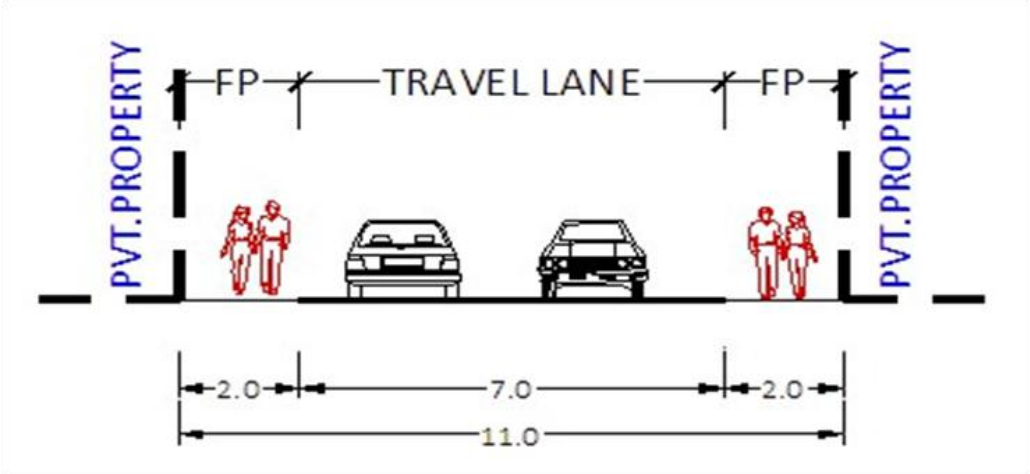


Figure 4- Local street cross- section - (ROW - 11m)

Source: PWD Department

CONTACT

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