MASTER PLAN

(REVISION-1) - 2031

(FINAL)

REPORT



CHIKKABALLAPURA

URBAN DEVELOPMENT AUTHORITY,

CHIKKABALLAPURA.

MASTER PLAN (REVISION-1) FINAL - 2031

For

CHIKKABALLAPURA

LOCAL PLANNING AREA

REPORT

CHIKKABALLAPURA URBAN DEVELOPMENT AUTHORITY,

CHIKKABALLAPURA DISTRICT

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PREFACE

Chikkaballapura is the district head quarters of the newly created Chikkaballapura district in the State of Karnataka. It was carved out of the pre-existing Kolar district in 2007 by moving 6 taluks of the erstwhile Kolar district namely Gauribidanur, Gudibanda, Bagepalli, Chikkaballapura, Sidlaghatta and Chintamani in to the new district Chikkaballapura. Therefore the history of Chikkaballapura district is similar to that of the erstwhile Kolar District.

The last few decades show high growth potential for Chikkaballapura town. Keeping this in view and to regulate the towns growth potential for Chikkaballapura town. Keeping this in view and to regulate the towns growth in an orderly manner, the Karnataka Town and Country Planning Act, 1961 was extended to this town by declaring Chikkaballapura Municipal Area as "Chikkaballapura Local Planning Area", vide Govt Notification No. UDD 355 TTP 96 dated. 02-09-1996 covering an area of 8.50 Sq. Kms. (The notification is enclosed as Annexure "A") and it was declared under section 2(7)(b) of Karnataka Town and Country Planning Act 1961, the City Municipal Council, Chikkaballapura shall function as the Planning Authority with effect from 02-09-1996.

As a first step in the Planning exercise, the Outline Development Plan has been prepared under the provisions of the Karnataka Town and Country Planning Act, 1961, and submitted to the Government, through the Director of Town Planning in Karnataka for Provisional approval.

The Govt vide its Order ನ��ಅಇ 434 ಟಿಟಿಪಿ 97, dated. 02-01-1998 approved the Outline Development Plan (provisional) as per Section. 13(1) of the Karnataka Town and Country Planning Act.

After the provisional approval by following the provisions of the Act, the Authority prepared the Outline Development Plan (Master Plan) for final approval. The same was placed before the authority meeting held on 17-01-2004 and resolved to submit the Outline Development Plan for final approval to the State Government, through the Director of Town Planning. Then the Government was accorded final approval to the Outline Development Plan vide its Order No ನಅಇ 61 ಬಿಂರೂಪ್ರಾ 2004 dated. 28-04-2004.

In exercise of the powers confirmed by the sub section (3) of the section 4(A)(1) of the Karnataka Town and Country Planning Act, 1961, the Government of Karnataka was declared revised Local Planning Area for Chikkaballapura vide Notification No. ನಅಇ 115 ಬಿಂರೂಪ್ರಾ 2008 dated. 19-09-2008.

For the declared Local Planning Area, the (independent) Planning Authority was constituted vide Notification No ನಅಇ 115 ಬಿಂರೂಪ್ರಾ 2011 dated.13-12-2011. The total area under the Local Planning Area is 179.28 sq.km. The details of area included in the LPA is given in Annexure.

After the creation of new district as "Chikkaballapura" the state Government has took the decision to upgrade the independent Planning Authority as Urban Development Authority for the existing Local Planning Area.

Accordingly, the state Government has been declared a Urban Development Authority as "Chikkaballapura Urban Development Authority, Chikkaballapura" under Karnataka Urban Development Authority Act, 1987 vide Notification No ಯುಡಿಡಿ 336¨ ಬಿಂರೂಪ್ರಾ 2014 dated.09-02-2015 and the Urban Development Authority was started functioning from Dated:26.03.2015.

The Urban Development Authority was took the decision to revise the current Master Plan by considering the plan period till 2031. Accordingly, the Authority prepared the Master plan (R-1) - 2031

The Master Plan (R-1) - 2031, prepared for Final approval by the Development Authority was scrutinized by the Director of Town and Country Planning, Bangalore and the proposals were finalized. The finalized Master Plan was placed before the Authority (UDA) in its meeting held on dated.14.02.2022 and took decision after detailed discussions to submit the same to the Government for Final approval through the Director of Town and Country Planning, Bangalore. Hence now the authority is submitting the Master Plan (R-1)-2031 to the Government through the Director of Town and Country Planning, Bangalore for Final approval.

It is expected that the Proposals in the master plan (Revision-I) Final will help to a great extent for the development of the Chikkaballapura City and its environs. However planning is a continuous process and any suggestions to improve it further is always well come.

(R.Latha) I.A.S
Chairman,
Urban Development Authority,
Chikkaballapura.

ACKNOWLEDGE

The authority expresses its deep gratitude to Sri L. Shashikumar, Director of Town and Country Planning, Bangalore, for his valuable guidance in submission of Master Plan (R-1) - 2031 for Final approval and also, the Authority expresses its gratitude to the former Directors, Sri S.B. Honnur, Sri B.M. Thirakangoudar, Sri A.V.Rangesh and Sri Aijaz Ahmed for their timely advise and technical suggestions throughout the preparation of the Master Plan (REVISION-1).

The authority thanks to the honorable chairman Smt R.Latha, I.A.S. and all other Members of the Authority, for their valuable guidance in preparing the Master plan.

Further, the Authority take this opportunity to thank the Chairman and all the members of the erstwhile Planning Authority and who have been worked as town planner member of the Development Authority and given major contribution in preparation of this Master plan.

The authority thanks M/S Vision Solutions, Hubballi for their significant and excellent contribution in computerized Works in this Master Plan(R-1) 2031.

The authority thanks one and all, those who have helped and worked directly or indirectly in the preparation of Master Plan(R-1)-2031.

Commissioner,
Urban Development Authority,
Chikkaballapura.

CHAPTER -1

1.0 INTRODUCTION

1.1 **Location**

Chikkaballapura is a district head quarters after the creation of New district as Chikkaballapura district. It is located at 30° 27' north latitude and 77° 48' east longitude at a distance of about 60 kms from Kolar, The town is at an altitude of 826 mtr above Mean Sea Level. It is located in the Centre of the Nandi Hills region. "Panchagiri" is a Common descriptor of Chikkaballapura as it is surrounded by 5 picture sque hills among which Nandi Hills is the famous one.

The North–South Six–lane NH–7 as well as the East–West NH–234 (previously SH-58) passes through the town. It is well connected to important towns by the state run buses as well as private taxies. The nearest airport is Kempegowda International Airport, Bangalore located at Devanahalli is at a distance of 30 km.

1.2 **Brief History**

The Name

In the regional language, kannada, the town is pronounced as Chikkaballapura. "Chikka" in Kannada means "Small" while "balla" means the measure to quantity food grains and "pura" means "town". Thus, it is a place where people used to use small measures to quantity the food grains in ancient times.

History

The name of this town was originally Chinna Ballaporum.[4] Originating from the Telugu word Chinna meaning small while "balla" means the measure to quantify food grains and :porun" means "town". The ruler of Avathi Mallabiregowda's son Marigowda was hunting one day in Kodimanchanahalli forest. A rabbit in fornt of the fierce hunting dogs without fear. Seeing this rules was elated and told his son that the strength of the eabbit is due to the valor of the region's citizenry. As such the ruler took permission from king of Vijayanagara and built an elaborate fort and formed a city which is now knows as Chikkaballapura. Baichegowda , King of Mysore later attacked the fort but had to withdraw sue to the valiant efforts of the Chikkaballapura citizenry and aid from the Marathas. Sri Doddda Byregowda who came to power after Baichegowda acquired the land which was taken by Mysore king. In 1762 during the

ruling of Chikkappanayaka, Hyder Ali eaptured the town for a period of 3 months Then Chikkappanayaka agreed to pay 5-lakhs pagods, and then the army was taken back.

After this Chikkappa Nayaka with the Murariraya of Guthy tried to restore his power. He was hiding at Nandhi Hills along with Chikkappa Nayaka. Immediately, Hyder Ali acquired Chikkaballapura and other places and arrested Chikkappa Nayaka. Then with interfere of Lord Corn Wallis Chikkaballapura was handed over to Narayaagowda. After knowing this. Tippu Sultan again acquired Chikkaballapura. In 1791 British occupied Nandhi & left Narayanagowda to rule the town. Due to this treachery a fight broke out between the Britishres and Tippu Sultan, Narayangowda lost his administration. Later, the British defeated Tippu in a bitter which led to tremendous loss of life on both sides. The citizens of Chikkaballapura however refused to be subjugated and maintained their warrior pride. Chikkaballapura later came under the administration of Wodeyars of Mysore who later merged with the present state of Karnataka.

1.3 **Local Planning Area**

The Local Planning Area for Chikkaballapura town includes Chikkaballapura town and 90 Revenue villages. The total area of Chikkaballapura LPA is 179.28 sq. kms. The Government of Karnataka had declared the present LPA on Vide notification No: ನಅಇ 115 ಬೆಂರೂಪ್ರಾ 2008 dated. 19-09-2008. The details of the areas included in the LPA is given in Annexure.

CHAPTER-2

2.0 PHYSICAL SETTING OF THE TOWN

2.1 HISTORY OF THE TOWN:

The town was founded in 1476 by Malla Baire Gowda the youngest son of Baire Gowda the founder of the Chiefs while a haunting expedition Malla Baire Gowda observed a hare turn upon the hounds and realized that the site was suited for erection of a fort and for being a seat of administration. The necessary permission for erecting the fort and petta (Bazaar) was obtained from the Vijyanagara sovereign and an auspicious moment was choosen to commence the sound of a conch. This sound was mistaken by the concerned and the work was commenced much earlier than the appointed auspicious moment. As a consequence, it was foretold that the government would continue in that family only for 300 years. On the completion of the fort, Mari Gowda was appointed as the Governor of Chikkaballapura. He and his descendants administered this territory for a little over 300 years. The Mysore army led by Dalvoy Kanthirava attempted to annex Chikkaballapura on about 1730. But, the then chief Baiche Gowda defeated the attacking army at Kotikond and the Dalvoy lost his life in the battle. About forty years later, when Baiche gowda the incumbent chief had been deposed by his uncle Chiddappa Gowda. Haider Ali laid a siege of three months during which he made every effort to take the fort by storm but was unsuccessful. A treaty was concluded according to which Haider Ali was to get 5,00,000 pagodas and lift the siege. Accordingly, Haider Ali collected part of the money and left the place leaving behind an officer to collect the rest. But, as soon as Haider Ali left the place, the chief sought for and obtained the help of Maratha to whom he handed over the defense of Chikkaballapura while he himself retired to Nandidurga fort. On hearing the news, Haider Ali returned and retook the fort by severely punishing the defenders. The other forts were also captured in row and the chief and his family were taken as prisoners and kept at Bangalore. Baiche Gowda preferred death to saluting his conqueror.

On the capture of Nandidurga by British in 1791 the territory was restored to the descendant of the Avati chief for a short period.

Among the places of interest a mention may be made of the ruins of the fort on the Kalavara hill range. The Subramanyeswara temple, Chennakeshava temple, and the veerabhadra temple, also known as Chinnappa's temple after the builder, is a large modern structure profusely decorated with stucco figures. About 4 km to the north east of the town there is a fine pond which rises in the Harihareswara hill to the west flows into it. Nearby there is the beautiful Halasamma's well and the temples of Kasi Visvesvara, Subramanya and Anjaneya.

Chikkaballapura town is an important market town and ranks fourth in population in kolar District. The town is situated at 13° 27'north latitude and 77° 48' east longitudes, 60 km North west of kolar. Its altitude is about 826 meter above mean sea level.

The taluk is surrounded by Gudibanda taluk on the north, Sidlaghatta taluk on the east, Devanahalli taluk on the south, Doddaballapur and Gouribidanur Taluks on the west.

Chikkaballapura town is located at a distance of 56 km. from the State Capital Bangalore, 60 km. from kolar, Bangalore-Hyderabad National Highway No.7, State highway No.74 to Doddaballapura. National Highway No.234 (Old State Highway No-58) to Gauribidanur and Sidlaghatta pass through the town. The town is linked with Broad Gauge railway line from Bangalore. The town is linked with all adjoining major towns and cities. The Devanahalli International airport is only 25 km. away from the town. At present, surface transport is the only means of Communications between Chikkaballapura and other places.

2.2 **PHYSICAL FEATURE:**

The town is situated on a ground with gentle slope towards east and south. Kandavara Amanikere is situated on the west of the town which is outside the Muncipal limits.

The lands of Kandavara village are being irrigated by this tank. As the urbanization is fast, the irrigated lands are being converted with non-agriculture purpose. Due to the failure in monsoon most of the paddy fields are lying unsown. The broad gauge railway line runs in the North-South directions (from Bangalore) up to the middle of the town, where Railway Station is located and turns towards east and goes to Chintamani. The Muncipal boundary runs along the eastern boundary of the railway line in parts of Chikkaballapura kasaba, Kandavara Amanikere and Kandavara villages. The town has a growth axis along Bangalore road and Gauribidanur road.

The surface strata are composed of red loam soil. This soil suits well for cultivation purposes and responds to good manure and other treatments. The soil has good moisture-retentive capacity. The soil is particularly suited for growing vegetables. Mulberry is one of the important crops and rearing of silks worms and twisting of silks is one of the most important economic activities.

2.3 **IMPORTANCE OF THE TOWN**

Chikkaballapura town is the Taluk and district headquarters having a City Municipal Council. It is the 2nd largest population town next to Chinthamani.

It is a fast growing Commercial town in the district. It can also be designated as Market-cum-service centre for the vast hinter land. Silk Yarn, Agrabathi and Groundnut Oil are manufactured here and they are being exported to other places. The town is having oil mills, silk reeling and twisting units, engineering workshops etc., the potentiality for the development of the town hails from the good prospectus of setting up pf agro based industries. An industrial estate is located outside the municipal limits but with in LPA on eastern side of railway line.

A regulated market (APMC) is functioning here. The Government has established a cocoon market here. The town thus increases its economic activates by established agro based industries such as oil mills, silk reeling and twisting, decorticators, small scale implements and fruit processing units.

2.4 **CROPS**:

The main crop is ragi which covers about 10408 ha. Paddy covers 245 ha., Groundnut covers 750 ha., Sericulture covers 2138 ha.,m ang high yielding variety crops covers 11885 ha., 1301.79 tons of cocoons werw produced in the year 2013-14 Mangoes, Citrus fruits and grapes are grown in the taluk. Vegetables like potato, Cabbage, Carrot, Tomat ect, are also grown in the taluk.

2.5 **TOURISM:**

The important religious and tourists places in the district and nearest:

Sl. No.	Name of tourist: Religious	Taluk	Category
1.	Bethamangala	Bangarpet	Tourist Place
2.	Nandhi	Chikkaballapura	Religious
3.	Nadhi hills	Chikkaballapura	Tourist Place
4.	Kaiwara	Chinthamani	Pilgrimage
5.	Murugamalla	Chinthamani	Religious
6.	Vidurashwata	Gauribidanur	Pilgrimage
7.	Seethy	Kolar	Religious
8.	Chikka Tirupathi	Malurl	Pilgrimage
9.	Muddenahalli	Chikkaballapura	Birth place of Sir M.Vishveshvaraiah
10.	Hosur	Gauribidanur	Birth place of Dr H.Narasimhaiah

Source: Census of India 2011

2.6 **CLIMATE**:

The district is endowed an agreeable climate. The year may be divided into four seasons. The dry seasons with a clear bright weather lasts from December to February. The period from March to may constitutes the hot season. South west monsoon season lasts from June to October. November is the month of retreating monsoon April is generally the hottest month and December is the coolest month of the year. The details are given in the Climatology map.

2.7 **TEMPERATURE:**

Table No.1 depicts the month wise average temperature during 2015 The mean daily maximum temperature was 37.1º C during April and may 2015 and the severe temperature was 37.1º C on April and May 2015. The mean daily minimum temperature was 12.2º C during January and December 2015 and the severe temperature was 12.2º C on December and January 2015. Generally the hottest month is April and may and the coolest month is January and December.

2.8 **RAINFALL:**

RAINFALL -2016

2016 -TALUKWISE WEIGHTED AVERAGE RAINFALL PATTERN FROM JUNE - OCTOBER							
Taluk	**Annual rainfall (mm)**	**South west monsoon 2016 (1st June to 30th September)**			**Cumulative rainfall pattern 2016 (1st June to 31st October)**		
Chikkaballapursa		Normal (mm)	Actual (mm)	%dep	Normal (mm)	Actual (mm)	%dep
	679	384	432	12	518	437	-16

2.9 **WIND:**

The mean monthly wind speed and the direction of the wind is depicted in table No.1 The predominant wind direction is north west during the months of may to October. Low wind speed observed during November, December and January in the

north east direction, and also in the direction of south west during February, March and April months. During the rest of the period the wind speed is considerably low. The maximum wind speed was 28 km per hour in north-west direction in the month of June. Non polluting industries may be located at convenient places all over the town.

TABLE NO-1

CLIMATOLOGY-2015

Month	Temperature		Average Humidity Percentage		Mean Wind Speed km per hour
	Mean daily Maximum	Mean daily Minimum	Maximum	Minimum	
January	32	12.2	80	47	22
February	34.4	13.3	77	39	17
March	36.4	15.1	74	34	19
April	37.1	18.5	78	43	22
May	37.1	18.7	80	52	26
Jun	34.4	18.3	82	66	28
July	32.6	18.4	84	71	27
August	31.9	17.9	84	70	28
September	32.6	17.6	84	66	23
October	31.8	16.8	84	67	19
November	31.0	14.3	83	64	21
December	30.6	12.2	82	56	24
Annual (Mean)	**33.5**	**16.1**	**81**	**56.3**	**23**

Source: Meteorological Dept. Bangalore.

TABLE NO.2

Classification of towns in Chikkaballapura District

Sl. No.	Name of Town	Status
1.	Chikkaballapura	CMC
2.	Chinthamani	CMC
3.	Gauribidanur	CMC
4.	Siddalaghatta	CMC
5.	Gudibanda	TP
6.	Bagepalli	TMC

Source: Census of India 2011

CHAPTER – 3

3.0 ECONOMIC ACTIVITIES

3.1 **Introduction**

The economic base of the town is agriculture, trade and commerce. The lands of Kandavara village are being irrigated by this Kandavara Amanikere. As the urbanization taken fast, the irrigated lands are being converted in to non- agricultural purposes and developments are taking place. The major crops are grown in the hinter lands are grape, grains and silk cultivation.

After the creation of new district, District Govt Head Quarters and Police head quarters is being constructed. It is a regional transport and educational hub with receient development it is widely believed that Chikkaballapura will become part of "Greater Bangalore".

Chikkaballapura is a multifunctional town, it serves as a market-cum-service centre. It is an important trading centre for Silk.

3.2 **INDUSTRIES**

Chikkaballapura town is located in the eastern dry belt of Karnataka. Because of the vast dry land availability in the erstwhile Kolar district, KIADB has developed many Industrial area including in the present Chikkaballapura district.

The district is also having more scope for tourism Industry Hence, the Karnataka State Tourism Development Corporation is promoting tourism by arranging conducted tours.

The following are the existing types of Industrial units in Chikkaballapura.

TABLE-3

Sl. No.	Types Industry	No. of units
1.	Engineering	1670
2.	Service Industry	930
3.	Manufacturing	736
4.	Agriculture	166
5.	Information technology	47
Total		**3549**

An Industrial estate of about 68 plots covering in an extent of 36.42 hectare is being developed by the KIADB which is Coming within the Conurbation limit.

3.3 **Occupational Structure** : 1991 – 2011

Chikkaballapura Local Planning Area

TABLE-4

Sl. No.	Census Year	1991		2001		2011	
	Description	**Persons**	**%**	**Persons**	**%**	**Persons**	**%**
1	Cultivations	3524	7.46	3000	5.46	3226	5.07
2	Agricultural Labors	4211	8.92	3084	5.61	3658	5.75
3	House hold Industries mfg & Service	2628	5.57	879	1.60	603	0.90
4	Other Workers	10351	21.92	17692	32.18	21570	33.88
	Total workers	20714	43.87	24655	44.85	29057	45.65
	Total Non workers	26507	56.13	30313	55.15	34595	54.35
Total Population		**47221**	**100.00**	**54968**	**100.00**	**63652**	**100.00**

Source - Census of India 2011.

The above table depicts the figures registered during the last 3 decades, particularly cultivators and Agricultural Labors percentage is decreasing and in the category of “Other workers” are increasing 1.5 times. It shows the fast urbanizations tread of the town. By up coming 2021Census, we can expect drastic increase in urbanization due to the creation of independent district and town being a district head quarters.

3.4 WARD WISE POPULATION – 2011

Chikkaballapura town municipal limit is divided in to 31 wards and the total population as per 2011 census is separated in each wards. The details of ward wise population is given in the below table;

TABLE-5
Ward wise Population 2011

Sl. No.	Name of Town	Ward No	Population
1.	**Chikkaballapura**	1	2252
		2	2069
		3	2770
		4	4871
		5	2303
		6	4357
		7	2614
		8	2357
		9	2200
		10	1067
		11	1200
		12	2729
		13	1666
		14	2272
		15	1630
		16	1223
		17	1810
		18	1769
		19	1149
		20	2254
		21	1786
		22	3144
		23	1149
		24	1111
		25	1343
		26	1003
		27	1358
		28	1688
		29	2021
		30	1881
		31	2606
Total population			**63652**

Source: DCH – 2011

TABLE –6

3.5 **LEVEL OF URBANISATION – CHIKKABALLAPURA TOWN**

Sl. No.	Census Year	Population	Increase	Decennial Growth In Percentage	Remarks
1	1991	5521	-	-	Administrative Status City Municipal Council.
2	1911	7661	2140	38.76	
3	1921	10431	2770	36.16	
4	1931	11508	1077	10.32	
5	1941	14989	3481	30.25	
6	1951	20219	5230	34.89	
7	1961	23025	2806	13.88	
8	1971	29227	6202	26.94	
9	1981	40096	10869	37.19	
10	1991	47221	7125	17.77	
11	2001	54968	7747	16.41	
12	2011	63652	8684	15.80	

Source: DCH – 1991, 2001, 2011

The above table depict, that the Urban Population was steadily increasing from 1911 to 1951 but from 1991 onwards it has steadily decreasing. Further it shows the increasing for 3-4 decades and decreasing for 3-4 decades. By the above registered growth rate, it can be expect more growth rate during 2021 and 2031.

3.6 Sex Ratio

The sex ratio (The number of females per 1000 males) was 967 in 2001 as against 958 females per 1000 males in 1991. The sex ratio is comparatively balanced and is close to the district ratio of 972 females per 1000 males. However, in 2011 census, it was registered as 963 And it is not a good symbol of balanced gender ratio.

Growth of populations:1991–2011 (including villages covered with in the conurbation limit)

TABLE-7

Sl. No.	Name of Town / Village	Population as per Census		
		1991	2001	2011
1	Chikkaballapura Town	47221	54968	63652
2	Agalagurki	1658	1955	2827
3	Anakanuru	963	999	754
4	Arasanahalli	509	579	574
5	Chadalapura	827	893	936
6	Chikkasagarahalli	140	197	195
7	Cheluvatimmanahalli	0	802	888
8	Chokkahalli	832	642	899
9	Dinnehosahalli	530	590	628
10	Ganganamidde	1282	0	0
11	Kandavara	0	22	0
12	Amanikandavarakere	74	76	162
13	Kottanuru	680	807	782
14	Kuduvati	1152	1605	1563
15	Kuppahalli	1161	1306	1470
16	Amanimanchanabele kere	0	0	0
17	Musturu	1767	2186	2354
18	Patrenahalli	1218	1393	1398
19	Tumakalahalli	52	215	603
20	Varamallenahalli	97	122	132
21	Yaluvahalli	652	778	804
22	Ankanagondi	0	560	640
	Total	**60815**	**70695**	**81261**

Source -Census of India

Population Projections :

Generally, any Master Plan will be prepared for 10-20 years as a long term plan. To fix the Urbanizable area till the plan period, it is required to estimate the population also up to the plan period. To estimate the projected population, it is considered the 1981, 1991, 2001 and 2011 Census figures as base data. The following different methods are used to project the population for 2021 and 2031 AD.

Population projection (including villages covered with in conurbation limit).

Population : (As per Table No:7)

Sl. No.	Census Year	Population
1	1991	61973
2	2001	70695
3	2011	87898

Urban growth Rate :

1. 1981 - 37.17
2. 1991 - 17.77
3. 2001 - 16.41
4. 2011 - 15.80

Average Urban growth rate : 21.79%

Methods used for projections;

1. Trend Method
2. Geometrical method
3. Arithmetic method
4. TCPO method

The details of the calculation made under various method for projecting the population are given below;

1. **Trend method** :

Formula : Y = ab2

Y = n.a + b.x ……. (1)

XY = a.x + b.x2 ……. (2)

Year	X	Population	Log Y	Xlog Y	X2
1991	- 1	61973	4.7922	- 4.7922	1
2001	0	70695	4.8494	0	0
2011	+ 1	81261	4.9099	+ 4.9099	1
Σ	0	-	14.5515	0.1177	2

Taking log on both sides of the above equations,

Log Y = n.loga + log.b.x ……..... (1)
Log XY = n.log a.x + log b.x2 .....(2)
Substituting the above values in the equation (1) and (2)
Equation – (1)
Log ϒ = n. log a + log.b.x
14.5515 = 3 log.a + b.0 (Zero)
∴ Loga = 14.5515
3
Loga = 4.8505
∴ a = Antilog of 4.8505
a = 70876.15

Similarly ; equation … (2)
Log xy = log. A + log b.x2
0.1177 = (0) + log. b.2

∴ logb = 0.1177
2
logb = 0.05885
∴ b = Antilog of 0.05885
b = 1.1451
Now,
ϒ = ab2
ϒ 2021 = 70876.15 (1.1451)2
ϒ 2021 = 92936 Say **93,000**
ϒ 2031 = 70876.15 (1.1451)3
= 106422 Say **1,07,000**

2. **Geometrical method** :
Formula = Pt = Po (1+r)t
Where ; Pt = pop of prospective year (ie., 2001 = 70695)
Po = pop of base year (ie., 2011 = 81261)
t = period of projection (ie., 10-20 years)

For ‘r’ we have ;

Log Pt = log po + t log (1+r)

$\therefore$ $\log (1+r) = \frac{\log po - \log pt}{t}$

$= \frac{\log 81261 - \log 70695}{10}$

$= \frac{4.9099 - 4.8494}{10}$

Log (1+ r) = 0.00605

i.e., (1+r) = Antilog of 0.00605
= 1.01403

Substituting 'r' and 't' value in equation

P2021 = p2011 (1 + r)t
= 81261 (1.01403)10
= 93409 Say **94000**

P2031 = 81,261 (1.01403) 20
= 107374 Say **1,08,000**

3. **Airthmetic method:**
We have;

P2011 = 81261 and average
Urban growth rate : 21.79%

$\therefore$ $P2021 = \frac{81261 + (81261 + 21.79)}{100}$

P2021 = 98,968 Say 99,000

$P2031 = \frac{99000 + (99000 + 21.79)}{100}$

P2031 = 120572 Say 1,21,000

4. **TCPO method :**

Formula = $Pn - Po \left(\frac{2000 + n.g}{2000 - n.g}\right)$

Where ; Pn = Regd . pop . i.e., 2021, 2031
Po = base pop (i.e., 2011 = 81261)
n = number of years i.e., 10, 20
g = growth rate (considered average urban growth Rate = 21.79%)

$\therefore$ P2021 = $81261 \left(\frac{2000 + 10 \times 21.79}{2000 - 10 \times 21.79}\right)$

P2021 = 1,01,133 Say **1,02,000**

$\therefore$ P2031 = $81261 \left(\frac{2000 + 20 \times 21.79}{2000 - 20 \times 21.79}\right)$

P2031 = 1,26,541 Say **1,27,000**

Abstract of Population projection

Sl. No.	Methods used	Population by 2021 AD	Population by 2031 AD
1	Trend method	93000	107000
2	Geometrical method	94000	108000
3	Arithmetic method	99000	121000
4	TCPO method	102000	127000

From the above four methods, higher value of **1,27,000** population a considered.

Many private developers from Bangalore are selecting the Chikkaballapura town to develop their residential projects on the demand from the many employees Association, where their employees are prefer to settle outside the Bangalore but at the same time with in the capital influence zone.

Anyway due to the up gradation of the NH 7 and 234 in to Six lanes in North – South and East – West, there will be spurt in economic activities.

In view of these influence, the population of Chikkaballapura town is likely to be more than the projected. With the above, influenced hinter land activities on the mother city, the population by the end of plan period – 2031 AD is considered as follows;

1.	As per projection	- 1,27,000
2.	By the influence of Bangalore	- 35,000
3.	Doddaballapura KIADB Industrial Area influence	- 12,000
4.	Up coming SEZ project	- 5,000
	Total	- **1,80,000**

Hence, by assuming various factors, the population of **1,80,000** is expected by the end of the plan period 2031 . Accordingly, the conurbation area is finalized to workout the different activities.

However, Chikkaballapura is a fast developing district head quarters, and very much influenced by the state capital, Bangalore which is about 56.km away. Many agricultural land around the Chikkaballapura town have been converted before expansion of the present LPA and constitution of the UDA, for these converted lands, in majority cases Department of Town and Country Planning has been given Technical opinion to Revenue Department and also many layouts are also got approved by the Department and Local bodies made Khatas also.

KIADB has developed a big Industrial area at Doddaballapura Taluk which is very nearer to the Chikkaballapura and its hardly about 5-6 km. away from the Chikkaballapura local planning area limit. Hence the majority working population in this Doddaballapura Industrial estate area are commuting from Chikkaballapura towns.

A $ 400 million pharmaceutical SEZ is coming up in Chikkaballapura on 325 acres, the first of its kind in India. With all these, the town is identified as a regional transport and educational hub, and is a major site for grape, grains and Silk cultivation with nearest development it is widely belived that Chikkaballapura will become part of “Greater Bangalore” (As per 2011 DCH)

The actual conurbation area is finalized by covering majority of the committed cases of NA converted land and approved layouts, works out of 4357.30 hectares, and the gross density arrives at **41 PPH**. However, the net residential density workout to **92 PPH**.

CHAPTER-4

4.0 HOUSING

4.1 **INTRODUCTUION** :

Housing has been recognized as the basic need ranked next only to food and clothing. Nearly 40 to 50% of the India's total urban population lives in slums. The growth of housing will not commensurate with the growth of population. The backing and the dilapidated/ unserviceable building grow year after year making a huge deficit total of which is difficult to make up unless a political will is firth coming. Housing shortage is due to nonvailability of developed site and high cost. E.M.S and LIG are not able to afford high cost. The public sector participation in providing the houses or serviced plots are negligible. The major share of construction of dwellings is noticed in private sector. In order to increase the construction of dwellings the following action is necessary.

I. Availability of serviced plots.
II. Availability of housing finance at low interest rate with long periods of repayments.

a) AVAILABILITY OF SERVICED PLOTS:

i. This can be achieved either by taking up the Town Planning Schemes under K.T.C.P Act or reconstitution of plots by group of land owners.

ii. As an alternate solution, the Government has permitted housing developments at Bangalore by private developments within BDA limits. The same policy can be extended to all Planning Authorities urban development authorities with suitable modification to the Government order, so that private participation be encouraged in that area also which will help increasing supply of serviced plots.

iii. The public sector agency i,e., KHB & KSCB may take up housing projects for EWS and LIG and solve he housing problem

iv. The recent Government policy (1996) is to provide a house for each household of slums. In this direction KSCB has to plan the land tenure rights

to slum dwellers and involve them to construct their own houses (in-situ) with soft loans. These loans shall be on long term with low interest basis as per the conditions of HUDCO Alternatively KSCB has to plan for redevelopment of slum areas, by temporary shifting of the slum dwellers till the houses are ready for occupation.

TABLE-8

THE FOLLOING TABLE GIVES THE INFORMATIONS REGARDING THE MAJOR CONTRIBUTION MADE TOWARDS THE HOUSING STOCKS IN THE TOWN:

Sl.no.	Departments	Exiting	Proposed or up coming
1.	Police Quarters	154	-
2.	PWD Quarters	36	-
3.	KPTCL Quarters	60	-
4.	Slum board	537	-
5.	Vajapaye & other scheme(CMC)	422	42
6.	Municipal Quarters	2	-
7.	Revenue Quarters	2	-
8.	IDSMT(only sites)	591	-

b) HOUSING FINANCE:

HUDCO, HDC, LIC. GIC and National banks have various of housing finance. Lending conditions shall be simple at low interest rate for long period (20 Years).

The above measures can solve the housing problem in the Local Planning Area to a large extent.

4.2 **HOUSING SCENARIO-CHIKKABALLAPURA TOWN**:

The following table depicts the existing houses and households in the year 1991 and 2011:

TABLE NO-9

HOUSING SCENARIO- CHIKKABALLAPURA TOWN:

1991			2001			2011		
Population	**Occupied houses**	**No of house hold**	**Population**	**Occupied houses**	**No of house hold**	**Population**	**Occupied houses**	**No of house hold**
47221	8843	9016	54968	10479	11581	63652	12997	14902

Source: Census f India 1991 to 2011

The house hold size during 1991 = 47221=5.24
9016

The house hold size during 2001 = 54968=4.74
11581

The house hold size during 2011 = 63652=4.27
14902

4.3 **HOUSING SUPPLY AND DEMAND**:

According to 1991 census there were 8843 occupied houses and 9016households. This figure does not include unusable stock. Thus there was a shortage of 173 houses, in the year 1991. In the census year 2001. There were 10479 occupied houses and 11581 households. This figure does not include unusable stock. Thus there was a shortage of 1102 houses, in the year 2001. And in the census year 2011. There were 12997 occupied houses and 14902 households. This figure does not include unusable stock. Thus there was a shortage of 1905 houses, in the year 2011.

4.4 **GROWTH OF HOUSING** (1991-2011):

Table No.9 shows the number of houses and population during 1991 to 2001. The average family size was 5.24 (1991), 4.74 (2001) and 4.27 (2011). The family welfare measures such as, family planning literacy etc., has contributed in reduction of family size further, which may continue to do so during the next two decades.

4.5 **PRESENT SITUATION**:

In the old part of Chikkaballapura, the houses are constructed abutting each other facing narrow roads. The houses are constructed with stone: brick wall, the roof of houses are of madras terrace or tile roof. Recent constructions are of brick walls with RCC roof, constructed after dismantling the old constructions. Mixed land use is common with most of the building in the town center. Commercial activities in the front and residential uses at the rear are common. Since most of the houses are abutting to each other, proper ventilation in not there and the houses are of poor quality and connected with narrow lanes. These old built up areas are not having much open spaces, parks and playgrounds.

4.6 **HOUSING BY K.H.B**:

The KHB has not taken up any housing scheme in chikkaballapura town.

4.7 **SLUM IMPROVEMENT** :

The Karnataka Slum Development board has notified 7 Slums in Chikkaballapura town. In these slums, the total population of 6,655 are living in an area of 16Acre-25Guntas. This Slum population works out to 10.45% to the total urban population of 63652 as per 2011 census. The details are given in the following table.

TABLE-10
List of notified Slum areas

Sl. No.	Name / Location of Slum area	Land Sy. No.	Extent (Acre-Guntas)	Land Ownership	Total Population
1.	Vapsandra	-	0-29	CMC	756
2.	Chamrajpet	48, 49/3, 372/1,3	3-11	Government	1067
3.	Bapujinagar, Fort Area	205	5.33	CMC	2254
4.	AK & AD Colony				
5.	Darga Mohalla	589-520	4-13	Board	1377
6.	AK Colony Kandavara	131-149	2-00	Private	431
7.	Opp. to Municipal College	-	0-19	CMC	770
	Total	**-**	**16-25**	**-**	**6,655**

Source : KSDB, Tumakur Sub Division

The CMC and the Karnataka Slum Development Board have various schemes to improve general conditions of the above Slums.

In addition to the private sector, public sector agencies like KHB, KSCB and Government Department may contribute to solve the housing problems of EWS and LIG. Private sector will take care of MIG and HIG. Encouragement should be given to the private sector to take up formation of layouts and construction of buildings.

CHAPTER-5

5.0 CIVIC AMENITIES / COMMUNITY FACILITIES:

5.1 **community facilities**:

Any Urban area, be it a city or town, if it lacks in Civic Amenities and Community facilities, causes pressure on adjoining settlements, where such facilities are existing, and this lack of Community facilities could also lead to drop in education, increase in vandalisum and crime. Normally, community facilities are classified under public and semi-public use, this also includes administrative buildings.

Study of community facilities of Chikkaballapura town reveals that most of the administrative activities are clustered in the vapasandra area. Similarly, most of the educational institutions are located on either side of NH-7, in the Southern part of the town i.e., outside the CMC limit.

5.2 **Education**:

In Chikkaballapura town, the total literacy that shows the higher figure as 83.97%, which is less than the state urban average 85.78% and the district urban average of 81.49%, The male literacy rate during 2001 was 86.28% increased to 88.36 % in 2011. Similarly, the female literacy rate in 2001 was 73.59% increased to 79.5% in 2011. For this higher Literacy rate, both the Government and private institutions have made efforts for so many years.

The details of the educational facilities available within the conurbation limit are given in the below table

TABLE-11
AVAILABLE EDUCATIONAL FACILITIES

Sl. no.	Village name	Nursery	Primary school	Middle school	High school	PU college	ITI	POLY TECHNIC	B.ed	D.ed	Bsc nursing	Bpharma	Degree college	Engineering college	Total
1	Chikkaballapura Town	12	13	10	17	17	1			1	1	1	9		82
2	Agalagurki			2	1	1							1		5
3	Anakanuru		1												1
4	Arasanahalli														
5	Chadalapura		1												1
6	Chikkasagarahalli		1												1
7	Cheluvatimmanahalli					1							1		2
8	Chokkahalli	1	1		1		2	2	2	1			2	1	13
9	Dinnehosahalli	1	1												2
10	Ganganamidde														

11	Kandavara														
12	Amanikandavarakere														
13	Kottanuru			1											1
14	Kuduvati			1											1
15	Kuppahalli			1											1
16	Amanimanchanabele kere														
17	Musturu			1	1										2
18	Patrenahalli			1											1
19	Tumakalahalli														
20	Varamallenahalli														
21	Yaluvahalli			1	1									1	3
22	Ankanagondi			1											1
	Total	**14**	**18**	**19**	**21**	**19**	**3**	**2**	**2**	**2**	**1**	**1**	**13**	**2**	**117**

Though the accommodation available in these Institutions are Insufficient, lack of enough space for play ground and hostels are common problems.

5.3 **Health**:

Health services are available to the town by the district hospital, with 150 beds capacity. Addition to this, 9 private hospitals and one Nursing home are extending their health services to the town population as well as surrounding urban and rural areas. At present, the available health services are sufficient to the total population. However, now the Chikkaballapura town is functioning as a district head quarters, it has to takes care of surrounding urban and rural areas. Similarly, the general publics in the district are also expecting the higher treatment for special diseases.

At the rate of 2.5 beds per 1000 population, the total number of bed strength required to serve the population of 1,80,000 (by the end of plan period) works to 450. Hence, by 2031 an additional 300 bed strength is to be provided to be self sufficient in health services. Similarly, at the rate of one PHC for every 5000 population, about 36 health centers are required by the end of 2031 .

5.4 **Parks and Play grounds**:

There are 39 parks and 02 playgrounds available in the town. Major educational Institution like polytechnic, junior college convents etc., have their own playgrounds other schools are not having sufficient playfields. Sir MV Stadium, which is located in the heart of the town is only one stadium available at town level as big lung space. In addition to these, there are few under developed small parks, which are reserved in private layouts are also exists.

5.5 **Government Office Buildings**:

Most of the administrative office building like district administrative block, Taluk office, court building, Hospital are located in the old part of the town particularly around the Railway station and Bus-stand.

There are 54 number of district / taluk level Government Officer are functioning in the town. Some offices are located in Government building's (own buildings) and many other office are functioning in a private rented buildings. Hence, sufficient land is reserved in the Master plan to accommodate all the Government and Semi Government Officers. (Table –12 Government Office)

TABLE-12
List of offices in the town.

Sl. No.	Departments Name	Own/Rented Building	Remarks
1.	Deputy Commissioner, Deputy Commissioner Office, Chikkaballapura.	Own	D.C.Office Complex
2.	Chief Executive Officer, Zilla Panchayat, Chikkaballapura.	Own	D.C.Office Complex
3.	Executive Officer, Taluk Panchayat, Chikkaballapura.	Own	
4.	District Manager Dr.B.R.Ambedkar Development limited, Chikkaballapura.	Rent	D.C.Office Complex
5.	District Manager D.Devaraju Arasu Development limited, Chikkaballapura.	Rent	D.C.Office Complex
6.	District Manager Karnataka Minoritits Development limited, Chikkaballapura.	Rent	D.C.Office Complex
7.	District Manager Karnataka Valmiki Maharshi's Schedul tribes Development limited, Chikkaballapura.	Rent	D.C.Office Complex
8.	District Social Welfare officer, Social Welfare Development Chikkaballapura.	Rent	D.C.Office Complex
9.	District Schedule Welfare officer, Social Welfare Development Chikkaballapura.	Rent	D.C.Office Complex
10.	District Officer, Backward & Minorities Welfare Development Chikkaballapura.	Rent	D.C.Office Complex
11.	Deputy Director, veterinaray Old bus stop near, B.B.Road, Chikkaballapura.	own	
12.	Deputy Director, Women & Children Development Department Chikkaballapura.	Rent	D.C.Office Complex
13.	Deputy Director, Department of ph & Senior Citizens Welfare	Rent	D.C.Office Complex
14.	Deputy Director, Horticulture Department, APMC ground, M.G.Road, Chikkaballapura.	Rent	APMC Complex
15.	Deputy Registrar, Department Of Co-Operative Societies Chikkaballapura.	Rent	Taluk Office Building
16.	Deputy Director, Handloom & Textile Department, Chikkaballapura.	Rent	
17.	Deputy Director, Sericulture Department, Zilla Panchayat, Chikkaballapura.	Own	

18.	Deputy Director, Khadi & Village Industries, beside the Vokkaliga kalyana Mantapa, Chikkaballapura.	Own	
19.	Assistant Director Youth Services & Sports Department, Sir.M.Vishveshvara District stadium, Chikkaballapura.	own	
20.	Assistant Director Kannada and Culture Department, Chikkaballapura.	Rent	D.C.Office Complex
21.	Assistant Director Department Of Information Chikkaballapura.	Rent	D.C.Office Complex
22.	Labour Officer, Labour Department, Chikkaballapura.	Rent	D.C.Office Complex
23.	Libray Officers, Libray Department, Chikkaballapura.	Own	
24.	Commissioner, City Municipal Council, Chikkaballapura.	own	
25.	Assistant Director, Fish Department, Chikkaballapura.	Rent	D.C.Office Complex
26.	Deputy Registrar, Chikkaballapura.	own	
27.	Joint Director, District Industrial & Commercial, Department, Chikkaballapura.	Rent	
28.	Development Officers, Karnataka Industrial Area Development Board Chikkaballapura.	own	
29.	Regional Road Transport Officers, Chikkaballapura.	own	
30.	Assisant Executive Engineer, Becom, O & M, Sub-Division, Chikkaballapura town, Chikkaballapura	own	
31.	Assisant Executive Engineer, Becom, O & M, Sub-Division, Chikkaballapura town, Chikkaballapura	own	
32.	District Tourism Officers, Tourism Department, Chikkaballapura.	rent	D.C.Office Complex
33.	Assisant Director, Agricultural market, Near the APMC Yard, Gowribidanur Road, Chikkaballapura.	own	
34.	Secrtaries, Agricultural market, Near the APMC Yard, Gowribidanur Road, Chikkaballapura.	own	

35.	Assisant Executive Engineer, Public works Department, Inland water Transport Department, Chikkaballapura.	own	
36.	Tahsildar, Chikkaballapura Taluk, Chikkaballapura	own	
37.	Assisant Executive Engineer, Small Irrigation Department, Chikkaballapura.	own	
38.	Assisant Executive Engineer, Karnataka Urban water Supply & Drinage Board, Chikkaballapura.	rent	Private Building
39.	Deputy Director, Public Education Department, Chikkaballapura.	own	
40.	District Adult Education Officer, Adult Education Department, Chikkaballapura.	own	
41.	District health & family welfare officers, health Department, Chikkaballapura.	own	
42.	Deputy Director of land reforms, Chikkaballapura.	own	
43.	Assisant Executive Engineer, Taluk Panchayat	own	
44.	Senior Scientist (Ground water) Mining & Geology Department, Chikkaballapura.	rent	
45.	Senior Scientist (Mineral Section) Mining & Geology Department, Chikkaballapura.	rent	D.C.Office Complex
46.	Assisant Executive Engineer, Karnataka House Board, Chikkaballapura.	rent	D.C.Office Complex
47.	Circle Observers, Police station, Chikkaballapura.	Own	
48.	Traffic Circle Observers, Police station, Chikkaballapura.	rent	
49.	Zone Forest officers, Chikkaballapura.	Own	
50.	Environmental officers, Karnataka state pollution contral board, Chikkaballapura.	rent	
51.	Dipo Superintendent, Karnataka state Road transport corporation, Chikkaballapura.	own	
52.	Assisant Executive Engineer, Sub-Division of National highways, Chikkaballapura.	rent	Private Building
53.	Assistant Director, Town & Country Planinng Department, Chikkaballapura.	rent	Private Building
54.	Commissioner, Urban Development Authority, Chikkaballapura.	rent	Private Building

5.6 **Water Supply and Sewerage System**:

At present there is shortage of drinking water supply to the people in the town limit including rural pockets which area included in the conurbation limit.

The present distribution of water supply covers 60% of the population. But the supply is limited from 01 hour to 1 ½ hour that to once in 03 days. Similarly, in rural pockets, where gramapanchayats are providing water supply.

The main source of water is Jakkalamadagu Reservoir and borewells, which are provided by the CMC of Chikkaballapura, and Rural Water Supply Department. The primary treatment is available to purify the water.

There are 9 over head tanks available with total capacity of 41.75 lakhs liters (Forty one lakhs seventy five thousand liters) Which work out to 67 liter per day per capita. This rate is very much less than the standard of 135 liter per day per capita.

Another 02 over head tanks are proposed by the KUWSSB and CMC with 10 lakhs liters capacity.

5.7 **Sewerage System**:

Presently, the town is having UGD System only for CBD area and adjcent pockets. The open surface drainage system exists in the town, which is provided and maintained by the CMC in all parts of the town for disposal of storm water.

5.8 **Electricity**:

Electricity is supplied by the BESCOM. An substation is located in the town, the number of domestic connection being 30199 and the Industrial and Commercial connection are 6139. The details of the connections are given in the following table.

TABLE-13

BESCOM DETAILS -CHIKKABALLAPURA	
Tariff	No. of installations
H T	40
Residential	30199
Commercial	6139
Irrigation towers	7673
Household industries	616
Drinking water towers	132
Street light towers	771
Total towers	**45570**

5.9 **Other facilities**

In addition to the above, the following other facilities are also available.

1. Good postal facility with 02 post office, including telecommunication system with Telephone Exchange.
2. There are 03 Cinema Theaters, fulfilling the recreational activities.
3. The town has 03 commercial center one is at M.G.Road and at Bazar Road And another one is situated in the B.B.road. locality / road. The town has separate vegetable market and mutton markets.
4. There are 08 Scheduled Banks, 10 private banks and 02 Co-Operative Banks are functioning in the town as financial institutes.
5. There are 15 temples, 05 Mosques and 02 church exists in the town.

CHAPTER-6

6.0 TRANSPORT AND COMMUNICATION

6.1 **Circulation System**:

The traffic and transportation is an important aspect in urban planning. An unplanned system causes congestion, accidents and hardships to pedestrians. The success of any transportations network depends on a well planned distribution pattern.

Chikkaballapura town, as far as intra network is concerned has NH-7 which pass on through the town in North-South direction and connects Bangalore and Hyderabad. Similarly, new NH-234(earlier SH-58), passes in the middle of the town in East-West direction, and connect Mangaluru - Venkatagiri (AP) and Tiruvannamalai (Tamilnadu). The town is also well connected by broad guage, which connects Bangalore and Kolar-Jolarpet.

Internal road network in the town is slightly congested due to insufficient width of roads. The width of these roads varies from 6.0m to 9.0 m. The circulation efficiency can be improved either by road widening or by prescribing building line. Hence, in this regard proper care has been taken in this master plan.

6.2 **Parking**:

Insufficient parking area is a common problem faced by most of the cities and towns Chikkaballapura town is not an exception in this regards. There is absolutely no separate parking lots in the town. It is a common sight that vehicles are parked along the road side on main roads, thereby reducing the carriage way width. Taxi stand, Auto stands and city bus shelters are all provided on the footpaths of important road, thereby forcing the pedestrian to walk on the roads.

Traffic management can be effectively achieved only after making detailed study of the traffic volume and other characteristics. This work may be under taken by the planning authority with the assistance of expert agencies and clear-cut proposals may be worked out.

CHAPTER-7

7.0 LAND USE

7.1 **Present land use**:

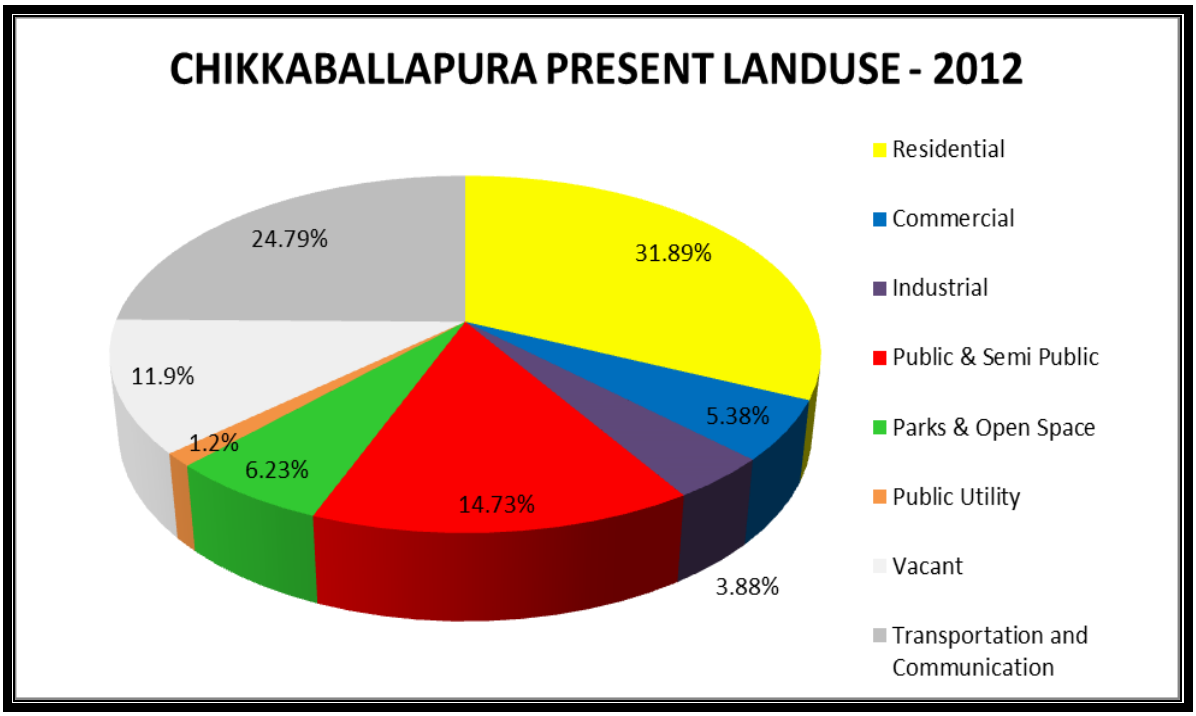
Land is a limited commodity in every context and hence, its use should be beneficial to the humanity. "Land use" in the urban planning contex means, the use to which pockets or zones of land are put to. It could be Residential, Commercial, industrial, Parks and Open spaces, Play fields, traffic and transportation etc., The use to which land should be put to must be optional. This can be done only it the existing land use is estimated Chikkaballapura, due to its terrain is a natural land restricted area and hence, it is quite necessary to study the existing land use carefully and propose suitable land use.

The total local planning area including Chikkaballapura urban area is 21850 Hectares (218.50 sq.km) and the area under CMC limit is 8.50 hectares. The details of village, included in the LPA are given in Annexure.

As per physical survey conducted during 2012, the existing developments in Chikkaballapura town including surrounding areas (identified as developed boundary) are tabulated below. Accordingly, the total developed area including vacant land with in the built up area works out to 1009.14 hectares, which accounts for about 17928.65 to the total area.

Table-14
PRESENT LANDUSE ANALYSIS – 2012

Sl. No.	Land use category	Area (Hec)	Percentage (%)
1	Residential	321.82	31.89
2	Commercial	54.31	5.38
3	Industrial	39.11	3.88
4	Public & Semi Public	148.73	14.73
5	Parks, Playgrounds and Open Space	62.87	6.23
6	Public Utility	12.08	1.20
7	Vacant	120.16	11.90
8	Transportation and Communication	250.06	24.79
Total		**1009.14**	**100.00**



7.2 **Residential use:**

The predominant residential pockets in the town are seen in the old part of the town. Railway station area and either side of NH-7 and NH-234 (Kasaba, vapasandra and Ganaganamidde areas) and to the west of Gopalakrishna Amanikere and Kandavara village pocket (which is part of the CMC area). The total area under residential use is 321.82 hectare which workout about 31.89% to the total developed area.

7.3 **Commercial use:**

The area under this category consists of whole sale activities, like APMC, Godowns, Retail shops, Restorants, Hotels, private Hospitals etc., The main commercial activites area, concentrated on either side of NH-7 and NH-234 and in the CBD area of the town. The area under this activities speeded over 54.31 hectares which works out to 5.38% of to the total developed area. It shows the town is basically a trade center.

7.4 **Industrial use:**

The area under this category covers in an area of 39.11 hectares, which counts for 3.88% to the total developed area. This use mainly includes KIADB Industrial area which is located within the town limit.

7.5 **Public and Semi Public use:**

Under this category, all government buildings, Hospital, Educational institutions, religious buildings are covered in an area of 148.73 hectares. Which workout to 14.73% to the total developed area.

7.6 **Parks, Playground and Openspace use:**

The area under this category occupies about 62.87 hectares and covers 6.23% of the total developed area. The town is having one stadium which represented the whole town. The town lacks in well maintained parks. The burial grounds are also considered in this category.

7.7 **Public Utilities use:**

The area under utilities and services covers on area 12.08 hectares, accounting for 1.20% of the total developed area. It covers mainly Electricity Substation, pump house and STP.

7.8 **Transportation use:**

The area occupied by the roads, railways and their terminals are included in this category. The town has a broad-gauge railway facility which connects Bangalore and Chintamani. Similarly, NH-7 and NH-234 are passing through the town and majority of the old pockets are developed on either side of these NH and Railway alignment. In CBD area roads are not up to the standards, that is comparatively narrow roads. The town is having KSRTC bus station and separate depo also. The total area under this activity covers in an area of 250.06 hectares, which workout to 24.79% to the total developed area.

7.9 **Vacant land:**

With in the developed area, some of the lands are still vacant. Hence the vacant land available within the developed area identified is 120.16 hectares and covers about 11.90%.

CHAPTER-8

8.0 Problems:

The study of various aspects related to development of Chikkaballapura town and its environment has revealed that physical development of town as to be regulated property. The following problems are identified in the town;

1. Lack of parks, playgrounds and open spaces
2. Inadequate existing market facilities like vegetables / mutton / fish and whole sale.
3. Narrow roads in the CBD area
4. Encroachment of roads by Commercial use in the old part of the town.
5. Road intersections
6. Slums and Squatter settlements
7. Lack of vehicle parking spaces
8. Absence of UGD in the new extensions

CHAPTER-9

9.1 PROPOSED LAND USE:

The Master Plan (R-1) for Chikkaballapura town has been prepared on the basis of physical survey, information collected from various sources and population projections. The proposals have been made to address the problems which are exist and to establish physical linkages, so as to promote Socio-Economic-Cultural interactions of the total urbanizable area by the end of plan period – 2031.

Based on the present developments pattern & density and also considering the committed cases of land conversion and layouts developed already, the likely population expected by 2031, the land requirement has been calculated and the details are given in the below table.

9.2 **Area Requirement**:

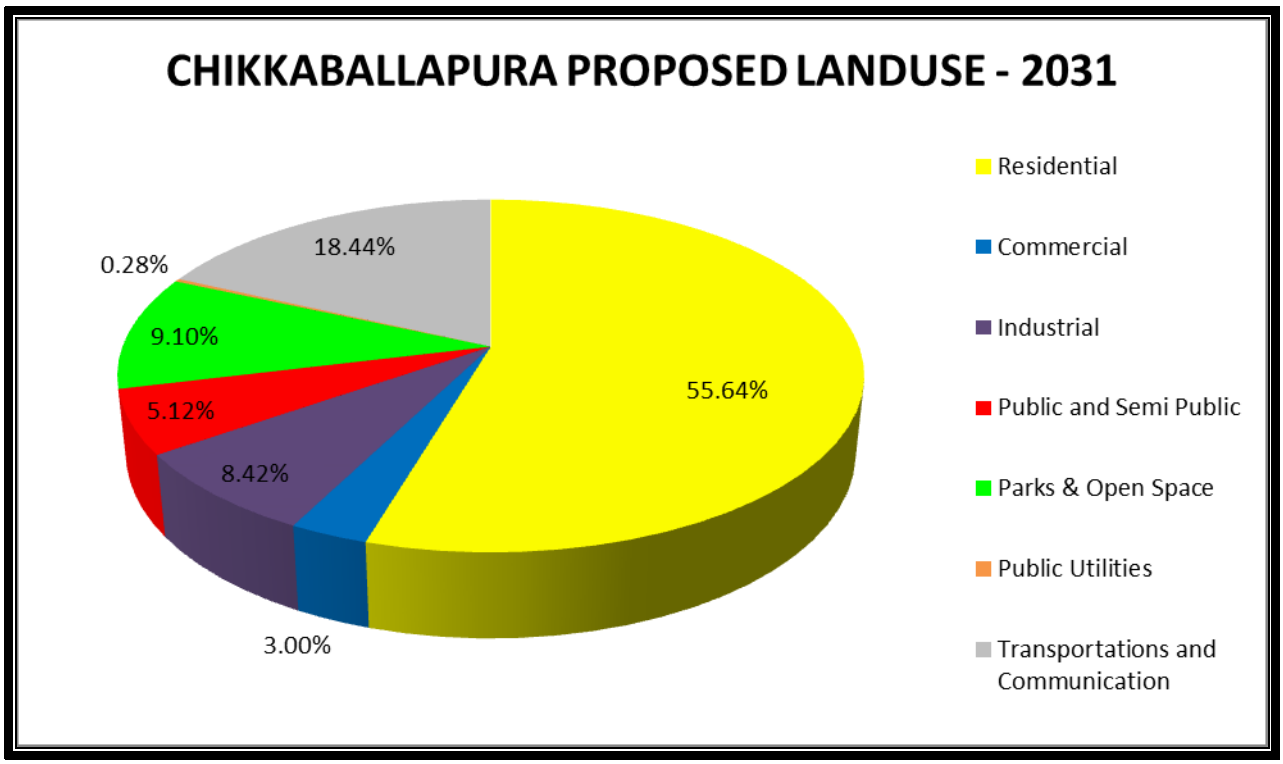
The Master plan for Chikkaballapura Local Planning Area is prepared to accommodate the projected population of 1,80,000 by the end of plan period – 2031 AD. It is proposed to develop an area of 4357.30 hectares of potential land around Chikkaballapura Urban Local Body (ULB) area (including existing developments). The gross density of the conurbation area worksout to 41PPH. However, the net residential density arrives at 92 PPH.

9.3 **Proposed Land Use – 2031**

Nearly 4357.30 hectares of land is proposed to be developed for Residential, Commercial, Industrial, Public and Semi-Public, Parks, Playground and Open spaces and Roads. The details of the land use proposed for different activities are given below Table -15

TABLE-15
PROPOSED LANDUSE – 2031

Sl. No.	LAND USE CATEGORY	Area (Hec)	Percentage (%)
1	Residential	2424.81	55.64
2	Commercial	130.72	3.00
3	Industrial	367.04	8.42
4	Public and Semi Public	223.22	5.12
5	Parks, Open Space and Burial ground	396.63	9.10
6	Public Utilities	12.08	0.28
7	Transportations and Communication	803.02	18.44
Total Conurbation Area		**4357.30**	**100.00**



9.4 **Residential use :**

The area put to residential use is considered, and the prominent residential area are old part of the town, Railway Stations area, including Anakanuru, Musturu, Agalagurki, Cheluvathimmanahalli, Arasanahalli, Chokkahalli, Kotthanuru, Chadalapura, Kuppahalli and the villages which are located in the South-west direction, i.e., Kuduvathi and Chikkasagarahalli pockets (these two villages are adjacent to the BIAAPA, LPA). Where

potential lands are available. The total area proposed under Residential use is 2424.59 hectars, and it worksout to 55.64 % to the total conurbation area.

9.5 **Commercial use:**

The area under Commercial activity covers in 130.72 hectares and occupies about 3.00% of the total conurbation area. Considering the trend of Commercial development and important locations to commercial activities have been distributed including the main corridors of the old and new extensions.

9.6 **Industrial use:**

Nearly, 367.04 hectares of land is earmarked under this category and it workout to 8.42% to the total conurbation area. Considering the future potentialities and trend, the industrial area are identified, mainly by the side of railway line (Kandavara Amanikere and Agalagurki village lands) and on the northern part adjacent to conurbation boundary (sabbenahalli village)

9.7 **Public and Semi-Public use:**

Under this category, nearly 223.22 hectares of land is earmarked and distributed spatially, which worksout to 5.12% of the total conurbation area considering the existing available facilities and required for the future till the end of the plan period–2031, the proposals have been made in suitable locations within to conurbation area in consultation with the Government, Semi-Government and other institutions.

9.8 **Parks, Open space and Burial grounds :**

The town presently having only 62.87 hectares i.e., 6.20% to the total developed area, it is not sufficient for the present population. Hence, considering all facts and shortfall, it is proposed and earmarked about 396.63 hectares of land which works out to 9.10% to the total conurbation area. This includes all the buffers reserved around STP and SWM including the buffers reserved for water bodies etc.,

9.9 **Public Utilities :**

Under this category, it covers the area used by electrical grid / substation which is located on Industrial area and B.B.Road and sewage treatment plant and Solid waste management land fill area. The presently available had for these activities is sufficient, hence, in the proposals no additional area is earmarked. The total area under this category is same as 12.08 hectares.

9.10 **Transportation & Communication :**

Nearly, 803.02 hectares of land is covered under this category, which works out to 18.44% to the total conurbation area. Considering the existing circulation pattern, the narrow roads in the old parks of the town are suitable proposed for widening and the missing links are extended to complete the circulation. New roads ranging from 12.0 m to

30.0 m are also proposed to improve the circulation pattern and to take ccare of the future vehicular traffic volume, further to avoid to heavy trucks and goods vehicles in to the town, it is proposed a ring road with 45 and 60 m wide.

9.11 **Proposed circulation pattern and building lines:**

Chikkaballapura town is having road width varying from 3.0m to 30.0m wide, further it is Requires to be planned properly. Hence, the important roads performing major functions of transportation have been identified and the building lines are fixed.

It is proposed to have better circulation pattern so as to achieve the efficiency in urban system. The hierarchy of the roads depending on their respective functions is considered for building line is given in the table as follows;

TABLE-16
BUILDING LINE FOR MAJOR ROADS

Sl. No.	Type / Category of the Road	Road width		Building line from the centre of the road	
		Urban	Rural	Urban	Rural
1.	Outer Ring Road	60 M		36.0M	
2.	Inner Ring Road	45 M		27.5 M	
3.		30 M		21.0 M	
4.		24 M		15.0 M	
5.		18 M		12.0M	
6.		15 M		9.0 M	

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

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

9.12 **Bhoga Nandeshiwara Temple, Nandhi Village:**



Bhoga Nandeeshwara temple is a Hindu temple located in Nandhi Village, at the base of Nandhi Hill in the Chikkaballapura district. Nandhi Village is falling with in the Local Planning Area towards South-west direction at the extreem edge of the LPA boundary.

This temple is protected monuments by the Archeological Survey of India. Temple is constructed in Dravidian style during 810AD. It attracts large number of visitors and tourist. Hence, in this Master plan to control the developments around the temple premises regulations are framed as per the 451 norms.

9.13 **Forest lands in LPA:**

With in the Local Planning Area, Forest department is having many lands in their costady The RFO, Department of Forest, Government of Karnataka, Chikkaballapura Zone, has given the details of lands with Sy. No. and extent, the same is earmarked and identified as forest land in the Master plan and preserved.

CHAPTER-10

10.0 Phasing for Infrastructure

Providing required infrastructure to any town or city should be always continuous and in a phased manner. It is extremely difficult to mobilize funds for the simultaneously development of all facilities and services. It is also not desirable to develop the facilities and provide services to the entire area covered with in the conurbation limit in advance, since, it would result in under utilization of services. Hence, provisions for Civic Amenities and Services should be programmed in such a way that, they grow simultaneously with growth of new extensions.

The Master Plan is prepared to accommodate the projected population of 1,80,000 till the end of plan period – 2031 AD. Hence, phasing for infrastructure is programmed up to the year 2021 and 2031 by considering the present developed area and shortfalls in existing infrastructure.

Upto 2021 AD, the area identified as 1st Phase covers most of the existing built up area and immediately needed road and other facilities. Similarly, the balance area is earmarked as IInd Phase i.e., from 2021 to 2031 AD.

TABLE-17
Approximate Area covered under each phase

Year	Area covered (HA)	Phase
Upto 2021 AD	-	1st
2021 to 2031 AD	-	2nd
Total		-

VOLUME – II
CHAPTER - 11

ZONAL REGULATIONS

1.0 ZONAL REGULATIONS

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 town takes place in accordance with the land use plan, and its continued maintenance over the years. For this purpose, the Chikkaballapura town is divided in to a number of use zones, such as residential, commercial, industrial, public and semi public etc. Each zone has its own regulations, as the same set of regulations cannot be applied to the entire town.

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.

1. The Zonal Regulations for Chikkaballapura Local Planning Area prepared under the clause (iii) of sub-section (2) of section 12 of the Karnataka Town and Country Planning Act, 1961 are detailed below,-

A. Establishment of Zones and Zonal Maps:

i. The local planning area is divided into use zones such as residential, commercial, industrial etc., as shown in the enclosed maps.

ii. Zonal boundaries and interpretations of Zonal Regulations.

a. Where there is uncertainty as regards 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 that may arise in interpretation of the provisions of the Zonal Regulations, the Director of Town Planning shall be consulted by the authority.

c. Where there is uncertainty in identifying alignment of nala, canal, river, existing public road, railway line, high-tension line and any religious buildings 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.

B. The lands that have been already converted from agricultural to non-agricultural use before approval of this master plan shall be considered for the same use as in the conversion order in spite of the same being with the conurbation area or outside.

Annexure-I appended to these regulations sets out the uses of land:

i. Those are permitted.

ii. Those may be permitted under special circumstances by the Authority in different zones.

iii. The 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 Annexure-II appended to these regulations.

2.0 DEFINITIONS

In these regulations, unless the context otherwise requires, the terms and definitions as follows shall have the meaning indicated against each of them. The terms and definitions not defined in these regulations shall have the same meaning as specified in the Karnataka Town and Country Planning Act, 1961 or local acts and rules framed there under, unless the context otherwise requires. The following terminology is adopted:

2.1 **'Act'** means the Karnataka Town and Country Planning Act, 1961.

2.2 **'Addition and / or Alteration'** means a structural change including an addition to the area or change in height or the removal of part of building, or any change to the structure, such as the construction or removal or cutting of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any required means of access ingress or egress or a change to fixtures or equipment as provided in these Zonal Regulations.

2.3 **'Agriculture'** includes horticulture, farming, growing of crops, fruits, vegetables, flowers, grass, fodder, trees of any kind or cultivation of soil, breeding and keeping of live stock including cattle, horses, donkeys, mules, pigs, fish, poultry and bees, the use of land which is ancillary to the farming of land or any purpose aforesaid but shall not include the use of any land attached to a building for the purpose of garden to be used along with such building; and 'agriculture' shall be construed accordingly.

2.4 **'Amalgamation'** means clubbing of two or more building sites into one.

2.5 **'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.

2.6 **'Apartment'** means suite of rooms which are occupied or which is intended or designed to be occupied by one family for living purpose in an apartment building, This word is synonymous with residential flat.

2.7 **"Apartment Building"** means one or more buildings consisting of more than eight apartments

2.8 **'Applicant'** means any person who gives notice to the Authority with an intention to erect or re-erect or alter a building.

2.9 **'Architectural Projections'** means any projection beyond the external wall of the building used for the aesthetical appearance.

2.10 **'Auditorium:** Premises having an enclosed space to seat audience and stage for various performances such as concerts, plays, music etc.

2.11 **'Authority'** means Development Authority constituted for Chikkaballapura under the KUDA act 1987 for the local planning area.

2.12 **'Balcony'** means a horizontal cantilever projection including a handrail or balustrade, to serve as passage or sit out place.

2.13 **'Basement storey or cellar'** means any storey, which is partly / wholly below the ground level. The basement height should not project more than 1.5 mrs. above the average ground level.

2.14 **'Bifurcation of Plot'** means sub-division of a building site into two.

2.15 **'Building Site'** means site held for building purposes, earmarked for the specific non-agricultural use such as Residential or Non residential purpose;

2.16 '**Building'** means all types of permanent building defined in (a) to (l) below, but structure of temporary nature like tents, hutment as well as shamianas erected for temporary purposes for ceremonial occasions, with the permission of the Authority, shall not be considered to be "buildings".

a. "assembly building" means a building or part there of where group of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. "Assembly building" includes buildings of drama and cinema theatres, city halls, town halls, auditoria, exhibition halls, museums, "marriage hall", "skating rinks", gymnasia, stadia, restaurants, eating or boarding houses, place of worship, dance halls, clubs, gymkhanas, public transportation stations and recreation piers.

b. "business building" means any building or part thereof used for transaction of business and or keeping of record therefore, offices, banks, all professional

establishments, court houses classified as business buildings if their principal function is transaction of business and/or keeping of books and records.

c. '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, community hall (run on commercial basis) banks, 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.

d. "Detached building" means a building with walls and roofs independent of any other building and with open spaces on all sides within the same plot.

e. "Semi-Detached Building" means a buildings, together having not more than 4 dwelling units with a maximum of G+1 floor, attached to each other with a model wall and each building having setbacks only on three sides.

f. "Educational building" means a building exclusively used for a school or college, recognized by the appropriate Board or University, or any other Authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other uses incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.

g. "Hazardous building" means a building or part thereof used for, -

i. storage, handling, manufacture or processing of radio-active substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations.

ii. storage, handling, manufacture or processing of, which involves highly corrosive, toxic obnoxious alkalis, acids, or a other liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles and capable of spontaneous ignition.

iii. products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations.

h. **"Industrial building"** means a building or part thereof wherein products or, material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills dairies and factories.

i. **"Institutional building"** Includes a building constructed by Government, Semi Government Organizations or Registered Trusts and used for medical or other treatment, or for an auditorium or complex for cultural and allied activities or foran hospice, care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation and includes Dharamshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction,detention and reformatories etc.

j. **"Mercantile building"** means a building or part thereof used as shops, stores or markets, for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.

k. **"Low rise building"** shall means a building having height less than 12.00 m. from the average ground level.

l. **"Office building"** means a building or premises or part there of whose sole or principal use is for an office or for office purposes or clerical work. "Office purposes" includes the purpose of administration, clerical work, handling money, telephone, and telegraph and computer operation. Clerical work includes writing, book- keeping, sorting papers typing, filing, duplicating, punching cards or tapes, machines calculations, drawing of matter for publication and editorial preparation of matter of publication. Extension of a street and includes the lines prescribed, if any in the Master plan or Town planning scheme. No overhead projections are allowed beyond the building line.

2.17 **'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 in the Master plan or Town planning scheme. No portion of building may extend beyond this line.

2.18 **'Chajja'** means a continuous sloping or horizontal cantilever projection provided over an opening or external wall to provide protection from sun and rain.

2.19 **'Chief Executive Officer'** means a the Member Secretary in case of the Planning Authority or the "Commissioner" in case of Urban Development Authority or Hampi World Heritage Area Management Authority, the Commissioner or the Chief Officer of the Local Authority under section 2(7)(b) of the Act.

2.20 **'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.

2.21 **'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, an area office or a service station of the local authority or the Karnataka Urban Water Supply and Drainage Board or the Karnataka Electricity Board and such other amenity as the Government may by notification specify ;

2.22 **'Civic Amenity Site'** means a site earmarked for Civic amenity in a layout approved by the Planning Authority under section 17;

2.23 **'Common wall'** means a wall built on land belonging to two adjoining owners, the wall being the joint property of both owners.

i. 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.

ii. 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.

2.24 **'Community Hall'** means congregational place to be developed by government or local bodies, trust, society, etc., having a maximum of 300Sq.mr carpet area of hall without separate kitchen and dining. No upper floor shall be permitted.

2.25 '**Corner plot'** means a plot facing two or more intersecting streets.

2.26 **'Corridor'** means a common passage or circulation space including a common entrance hall.

2.27 **'Court yard'** means a space permanently open to sky, enclosed fully or partially by buildings and maybe at ground level or any other level either in the interior or exterior of a building within the site.

2.28 '**Covered Area**' means area covered by building / buildings immediately above the plinth level, but does not include the space covered by;

i. 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;

ii. Drainage, culvert, conduit, catch-pit, gully-pit, chamber gutter and the like;
iii. Compound or boundary wall, gate, un-storied porch and portico, Chajja, slide, swing, uncovered staircase, watchman booth, pump house. The area covered by watchman booth / pump house shall not exceed three square metres;
iv. Sump tank, septic tank, lumber room and electric transformer..

2.29 **'Cross wall' -** means an internal wall within the building up to the roof level or lintel level.

2.30 **'Cultural buildings'** means a building built by a Trust, Society, Government or Local body for cultural activities.

2.31 **'Cupboard'** means the storage space extruded/projected as a cantilever from external wall up to 0.60 metres in the setbacks.

2.32 '**Density'** means concentration of population expressed in terms of number of persons per hectare in a particular area.

2.33 '**Development'** with its grammatical variations- means the carrying out of building, engineering, mining or other operations in, or over or under land or the making of any material change in any building or land or in the use of any building or land and includes sub-division and amalgamation of any land.

2.34 '**Development'** with its grammatical variations- means the carrying out of building, engineering, mining or other operations in, or over or under land or water or the making of any material change in any building or land orin the use of any building or land and includes sub-division and amalgamation of any land.

2.35 '**Development Plan'**: various development plans are as follows;

i. **Residential Development plan** means plan containing proposal for construction of one or more residential buildings on a plot measuring more than 10,000 sq m.

ii. **Non Residential Development Plan** means plan containing proposal for construction of one or more non residential buildings on a plot size measuring more than 10,000 sq m.

2.36 **'Duplex'** means a residential Building in two levels connected with an internal staircase.

2.37 **'Developed area'** Developed areas, are the areas where the land is developed for urban activity and are yet to be built for occupation of the respective urban use.

2.38 **'Developer'** means the person who is legally empowered to construct or to execute work on land or a building unit, building or structure, or where no person is empowered, the owner of the building unit, building or structure.

2.39 **'Dharmashala'** means a building used as a place of religious assembly, a rest house, a place in which charity is exercised with religious or social motives, or a place where in a certain section of people have a right of, or are granted, residence without payment or nominal payment.

2.40 '**Drains'** means natural valleys intended for flow of storm water / rain water.

2.41 **'Drainage System'** means a system or a line of pipes, with their fittings and accessories, such as manholes, inspection chambers, traps, gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the same cartilage for conveying surface water or a system for the removal of any waste water.

2.42 **'Dwelling'** means a building or a portion thereof which is designed or used wholly or principally for residential purpose for one family.

2.43 **'EWS Sites'** means building sites reserved for Economically weaker section, which shall be of the area or size as notified by the Department of Housing, Government of Karnataka from time to time.

2.44 **'Existing building'** means a building or a structure existing (Authorized) before the commencement of these Regulations.

2.45 **'Existing road width'** means the road width exists at ground. This is the distance between boundaries of a road including footways and drains measured at right angles.

2.46 **'Existing use'** means use of a building or a structure existing Authorized before the commencement of these Regulations.

2.47 '**Exit'** means a passage channel or means of egress from the building, its storey or floor to a street or, other open space of safety; whether horizontal, outside and vertical exits meaning as under: -

i. Horizontal exit means an exit, which is a protected opening through or around afire well or bridge connecting two or more buildings.

ii. Outside exit mean an exit from building to a public way to an open area leading to a public way or to an enclosed fire-resistant passage leading to a public way, and

iii. Vertical exit means an exit used for ascending or descending between two or more levels including stairway, fire towers, ramps and fire escapes.

2.48 '**External wall'** means the outer wall of the building not being a partition wall, even though an adjoining wall of another building and also a wall abutting on an interior open space of any building.

External wall of an apartment or commercial premises means the outer wall of the apartment or commercial premises, even though an adjoining wall of another apartment or commercial premises.

2.49 '**First floor'** means the floor immediately above the ground floor or slit, on which second and other floors follow subsequently.

2.50 '**Flatted factory'** means a premises having group of non-hazardous small industrial units which are permissible under the Zonal Regulations and these units may be located in multi-storied industrial buildings.

2.51 '**Floor'** means the area in each floor considered for calculating the FAR utilized inthe building.

2.52 **'Floor Area'** means built up area of a building, including area of walls.

2.53 '**Floor Area Ratio' (FAR)** means the quotient of the ratio of the combined gross floor area of all floors, excepting areas specially, exempted under the Zonal Regulations, to the total area of the plot.

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

2.54 '**Frontage'** means the width of site / land abutting the access / public road.

2.55 **'Garage-Private'** means a building or a portion thereof designed and used for the parking of vehicle.

2.56 **'Garage-Public'** means a building or portion thereof, designed other than as a private garage, operated for gain, designed and/or used for repairing, servicing, using, selling or storing or parking motor driven or other vehicles.

2.57 **'Gas Godown'** means premises where LPG cylinders stored.

2.58 **'Gramathana'** Shall mean all land that have been included by the Government within the site of village, under the provision of Land Revenue Act.

2.59 **'Ground Level'** Shall mean the level of the crown of the existing nearest constructed road or existing ground level, High flood level whichever is higher as may be decided by Authority.

2.60 '**Ground floor'** means immediately above the level of the adjoining ground level on all sides having approach directly from the road or above the basement floor.

2.61 '**Ground Coverage'** means area covered by the building immediately above the ground level contiguous to the building. Covered area does not include the space covered by ramps around the building, roof of basement floor beyond the plinth of the building projecting above the ground level, structures for services permitted in the setback area, garden, rocky area, well and well structures, plant, nursery, waterpool, swimming pool (if uncovered) platform around a tree, tank, fountain, bench with open top and unenclosed sides by walls cut outs and ducts which are open to sky and the like drainage, culvert, conduit, catch-pit, gully-pit, chamber gutter and the like, within the site, compound or boundary wall, gate, unstoreyed porch and portico, Chajja, slide, swing, uncovered staircase, watchman booth, pump house and the like within the site. Ground Coverage in hilly areas shall be as prescribed in the Zonal Regulations.

2.62 **'Head room'** means the clear space between the finished floor level and ceiling / beam bottom. Minimum headroom shall be 2.4 m

2.63 '**Habitable room'** means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing, pantry, corridor, cellar, attic, store-room, pooja-room and spaces not frequently used.

2.64 **'Height of a floor'** means the vertical distance measured from the finished floor surface to the finished ceiling of Roof slab. The height of a floor with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge. The height of a floor shall be a minimum of 2.75 m.

2.65 '**Height of Building'** means the vertical distance measured, in the case of flat roofs from the average level of the road to the top of the roof, 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 the case of gable facing the street, the midpoint between the eave-level and the ridge. Architectural features, serving no other function except that of decoration shall be excluded for the purpose of measuring height. Water tank, chimneys, lift room, penthouse, parking floor height, stair case room and parapet are also excluded for the purpose of measuring height.

2.66 **'Heritage building'** means a building possessing architectural aesthetic, historic or cultural values, which is declared as Heritage building by the Chikkaballapura

Urban Development Authority within whose jurisdiction such building is situated.

2.67 '**High-rise Building'** means a building having height of 15 m and above from the average ground level.

2.68 **'Integrated residential schools'** premises having educational and playing facilities for students up to X standard. It shall have boarding facilities and may have residence for faculty members.

2.69 **'Integrated township**' means a self-contained cluster of planned housing and commercial businesses designed on work-live-play concept by integrating selected economic activities with associated infrastructure.

2.70 '**Kalyana Mantapa'** means premises where marriages social and religious functions are conducted with cooking facilities.

2.71 '**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. Land use includes zoning of land use as stipulated in the Development Plan, Master plan and the Zoning Regulations.

2.72 **'Layout or sub-division of plot'** means the laying out of original plot(s) into building site(s), including formation and paving of roads/streets and footpaths etc., earmarking areas for Park and Open spaces, Civic Amenities, Utilities and services, Parking space, Street lighting etc., where ever applicable;

2.73 **'Lift'** means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car platform.

2.74 '**Loft**' means a residual space above normal Floor level, which may be constructed or adopted for storage purposes.

2.75 '**Market Value'** means the value determined as per the guidance value of land in accordance with section 45B of the Karnataka Stamps act, 1957 (Karnataka act 34 of 1957);

2.76 '**Master Plan'** means Master Plan/ Master Plan (Revised) prepared for the Local Planning Area of the City of Chikkaballapura approved by the Government under the Karnataka Town and Country Planning Act, 1961.

2.77 **'Mezzanine floor'** means an intermediate floor between the ground floor and the first floor only. The area of the mezzanine floor shall not exceed 1/3rd of covered

area of ground floor and with a minimum height of 2.20 meter. Mezzanine floor is permitted for non-residential uses only. Such Mezzanine floor shall be accessible only from the Ground floor.

2.78 **'Multilevel Car Parking (MLCP)'** means multilevel R.C.C. structure used for car parking connected to all floors by means of ramps/ mechanical elevators. MLCP can be an independent structure or part of a building with other land uses. However, in the portion used for parking, no other land uses shall be permitted.

2.79 **'Multiplex complex'** means a building housing a entertainment and cultural centre including cinema theaters, restaurants, food courts, shops etc.

2.80 **'Neighborhood Shop'** means retail shop in the Residential neighborhood which caters to the daily needs of the Locality like grocery, milk products, fruits and vegetables. In a building its area shall not exceed 20 Sq m.

2.81 '**Non-combustible materials'** means a material, which neither burns nor gives off inflammable vapors in sufficient quantity to ignite a pilot flame.

2.82 **'Nursing home'** a premises having medical facility for indoor and outdoor patients, having up to 20 beds.

2.83 '**Occupancy or use'** means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies.

2.84 '**Open space in a plot'** means an area forming an integral part of the plot, left open to sky in a building.

2.85 **'Original Plot'** A piece of agriculture land converted for non agriculture purpose, which is applied for subdivision or likely to be applied for subdivision is called original plot. In other words converted land before it is subdivided is to be treated as original plot.

2.86 '**Owner'** in relation to any property, is a person who owns title / holds right of a property.

2.87 '**Parapet'** means a low wall or railing built along the edge of a roof.

2.88 **'Park'** means essentially a landscape characterized by open space, garden, or lawn used for leisure, recreational activities.

2.89 '**Parking space'** means an area enclosed or unenclosed, covered or open sufficient in size to park vehicles together with a drive-way connecting the parking space with a street or any public area and permitting the ingress and egress of the vehicles.

2.90 **'Permission'** means a valid permission or Authorization in writing by the Authority/ Local Authority to carry out development or a work regulated by these Regulations.

2.91 **'Playground'** Premises used for outdoor games. It may have on it landscaping, parking facilities, public toilet, etc

2.92 '**Plinth'** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.

2.93 '**Plinth area'** means the built up covered area of the building / buildings immediately above plinth level.

2.94 'Penthouse' means a covered space not exceeding 50 Sq.m. on the roof of building, which shall have at least one side completely open.

2.95 '**Plinth level'** means the level of the floor of a building immediately above the surrounding ground.

2.96 **'Plot or site'** a parcel (piece) of land enclosed by definite boundaries.

2.97 **'Porch or portico'** means a roof cover supported on pillars or cantilevered projection for the purpose of pedestrian or vehicular approach to a building.

2.98 **'Proposed Road Width'** means the intended width to which a new road will be formed / the existing road will be widened in due course as Proposed in the Master plan. Permission for development of land / construction of buildings/repairs buildings shall be accorded only after the proposed road width as marked in the Master plan, is handed over to the Authority/local Authority free of cost by the owner

2.99 **'Public and semi-public building'** means a building used or intended to be used either ordinarily or occasionally by the public such as offices of state or central government or local authorities, law courts, jails, Police Station, a church, temple, chapel, mosque or any place of public worship, dharmashala, Educational, cultural and religious institutions, medical and health institutions, public exhibition hall, cultural institutions like theatres, opera houses etc., of a predominantly non-commercial nature.

2.100 '**Residential building'** means a building used or constructed or adopted to be used wholly for human habitation and includes garages, and other out-houses necessary for the normal use of the building as a residence.

2.101 '**Restaurant'** is a premises used for serving food items on commercial basis including cooking facilities, with covered or open space or both having seating facilities.

2.102 **'Retail Shop'** A premise for sale of goods and services directly to consumers with necessary storage.

2.103 **'Road Width'** means the right of way/distance between the boundaries of the property on either side of the road including, carriageway, footways, service road at same level or at different level and storm water drains as laid down in the city survey or Master Plan or the prescribed road lines by any act of law and measured at right angles to the course or intended course of direction of such road.

Note: In case of sites a T junction or at the intersection of multiple roads the width of the road parallel to the site shall be considered.

2.104 **'Row Housing'** means three or more dwelling units (upto a maximum of 12 units) with a maximum of G+2 floors, in a row attached to each other, where the intermediate dwelling units have only front and rear setbacks and the dwelling units on the extreme ends have setbacks on three sides.

2.105 **'Service Apartments'** means fully furnished room or suite or rooms with kitchens, which are intended to be rented out on daily/weekly/monthly basis.

2.106 **'Service Road'** means a road / lane provided adjacent to a plot for access or service purposes as the case may be and shall be parallel to the main road and may or may not be at grade with the main road and shall be partly or fully falling within the proposed road width of the main road.

2.107 **'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 or the site area shall not exceed 240 sq m. Service industries shall be permitted in the light industries zone of the Master Plan as given in Schedule I.

2.108 '**Set back'** means the open space prescribed under these Zonal Regulations between the plot boundary and the plinth of the building.

2.109 'Stair case room' means a room accommodating the stair and for purpose of providing protection from weather and not used for human habitation.

2.110 'Stilt floor' means open parking area provided at ground level. The height shall not exceed 2.40m from the floor to the bottom of the roof slab / beam / ceiling (whichever is less) and the height shall be considered for calculating the total height of the building.

2.111 'Stilt Parking' means parking space provided in the stilt floor.

2.112 '**Storey'** means the space between the surface of one floor and the surface of the other floor vertically above or below.

2.113 'Subdivision of building site' means sub-division of a building site into more than two.

2.114 '**To abut'** in relation to the building or any portion of it means to touch the road boundary or the adjoining plot or building.

2.115 '**T.D.R.'** – Transferable Development Rights available for plots as prescribed under KTCP Act or as per government notifications as and when it is notified.

2.116 '**To erect'** means to construct a whole or a part of a new building on any site whether previously built upon or not; including additions or alterations to an existing building.

2.117 '**Villa'** means an independent house / dwelling on a given plot.

2.118 '**Wholesale area'** means a premise where goods and commodities are sold in bulk to the Retailers and others. These premises include storage / godown, loading and unloading facilities for loading and unloading.

2.119 '**Zonal Regulations'** means Zoning of Land use and Regulations prepared under the Karnataka Town and Country Planning Act, 1961 prescribing the uses permissible in different land use zones, set back around buildings, plot coverage, floor area ratio, height of the building, building lines, parking, etc.

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 National Building Code of India, 1983.
2. Any other unforeseen situations that arise during implementation of this Zonal Regulations for which provisions are not found in this, the Authority may take decision in consultation with the Director of Town & Country Planning.
3. The Authority till the framing of its own Building Byelaws under Section 75 of the KTCP Act 1961 shall adopt the relevant provisions of the Building Byelaws of the City Municipal Council, Chikkaballapura 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 earthquake.

ZONING OF LAND USE
ANNEXURE - I

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

1. Residential.
2. Commercial.
3. Industrial.
4. Park and Open Spaces.
5. Public and Semi-Public.
6 Public Utilities.
7. Monument Area.
8. Transportation and Communication.
9. Agriculture.

1. RESIDENTIAL ZONE

Uses Permitted in Residential Zone	
1)	Apartments, Hostels, Dharmashala
2)	Group Housing (Development Plans)
3)	Hostels of non-commercial nature
4)	Multi Dwelling Housing, Service Apartments
5)	Orphanages and old age homes
6)	Plotted residential developments (detached, semi-detached, Villas and row housing)
7)	Residential office of professionals up to 25.00 Sq.m.

2. COMMERCIAL ZONE

All uses specified in definitions clause 2.17 (c) of these regulations, Places of amusement or assembly, advertising signs conforming to relevant building byelaws. Educational institutions subject to space standards given in **TABLE – 18.**

Uses Permitted in Commercial Zone	
1)	Bakery and sweetmeat shop, Medical Shop.
2)	Eateries such as fast food and takeaways.
3)	Newspaper, stationer and milk booth, Coffee / Tea Stall.
4)	Offices / clinics of professionals like Advocates, Doctors, Architects, Engineers etc.
5)	Power looms up to 2HP.
6)	STD / FAX / internet centre / ATM Centers.
7)	Vegetable, fruits, flower stalls.
8)	Audio-video libraries.
9)	Flour mill upto 5HP
10)	Grocery stores / HOPCOMS Centres.
11)	Gyms, old age homes (run on commercial basis) and yoga centre.
12)	Hair dressing, beauty clinic.

13)	Job typing / computer training institutes.
14)	Meat, Fish markets and poultry stalls.
15)	Printing press, Photo studio.
16)	Retail shops (upto 50 Sq.m each) and hardware shops, Mobile shops.
17)	Tailoring, dry cleaners and Ticket booking centers.
18)	Banks, insurance and consulting and business offices.
19)	Commercial and corporate offices.
20)	Departmental stores.
21)	Education Coaching Centers.
22)	Flour mill upto 10HP.
23)	Pathological labs, Scanning Centers.
24)	Power looms upto 10HP.
25)	Recreational Clubs, Social Clubs and amenities.
26)	Restaurants and Hotels.
27)	Retail shops.
28)	Cinema and multiplexes.
29)	Convention centers and banquet halls.
30)	Entertainment and amusement centres.
31)	Exhibitions centers.
32)	Financial institutions.
33)	Flour mill upto 20HP
34)	Godown ancillary to retail stores.
35)	Places of assembly run on a commercial basis like stadiums.
36)	Shopping complexes / Malls.
37)	Automobile workshops & Garages.
38)	Cold storage.
39)	Filling Stations (Petrol / Diesel / CNG / LPG)
40)	Heavy goods markets.
41)	Kalyana Mantapa, Exhibition Centers.
42)	Sale of second hand junk goods, junk yards and agro mandis.
43)	Storage of inflammable materials.
44)	Truck terminals and Weigh bridges.
45)	Warehouses and storage areas for goods.
46)	Whole sale and trading and warehouses – business.

Note:-

1) Uses similar to those mentioned above may be permitted in the respective category of this zone by the Authority.
2) Uses permitted in all the above categories are subjected to space standard and road width as specified in **TABLE – 18.**
3) Commercial complexes/Office Complexes/neighborhood shops should have sufficient toilet for visitors in each floor and should be shown on plan. It shall have waste disposal arrangements.
4) For the uses mentioned in Sl No. 1 to 36 the minimum road width shall be 12.0 mrs and minimum area shall be 500 Sq.m.

5) For the uses mentioned in Sl No. 37 to 46 the minimum road width shall be 18.0 mrs and minimum area shall be 4000 Sq.m.

3. INDUSTRIAL ZONE

All industries which would not cause excessive injurious or obnoxious fume, odor, dust, or any other objectionable effluents etc as listed below

Uses Permitted in Industrial Zone	
1)	Household industries / MSMEs.
2)	House hold Industries as per Schedule-I.
3)	Bus and Truck terminals.
4)	Dairy and Poultry farms.
5)	Filling Station (Petrol / Diesel / CNG / LPG).
6)	Public utilities and related buildings.
7)	R and D labs, Test centers, IT BT, BPO activities.
8)	Sports and recreational uses.
9)	LPG storage.
10)	Cold storage.
11)	Crushing units.
12)	Gas godown, Warehousing with loading and unloading platforms, Gasoline / Petroleum storage.
13)	Logistics.
14)	Stock yards.
15)	Others industries as per Schedule-II.
16)	Hazardous industries and heavy manufacturing industries, Pharmaceutical Industries.

Note:-

a) The power consumption for Sl.No. 1 & 2 shall not exceed 5 KW if permitted in zones other than Industrial zone (The power required for air conditioners, lifts and computers shall be excluded while calculating the kilowatt above).
b) All other industries excluding Sl.No 1 & 2 shall be permitted subject to condition that the zone permits the extent of the area and power consumption, the activity follows the required performance characteristics such as Noise, Vibration, Dust, Odour, Effluent, General nuisance.
c) Categorization of light industries, medium industries and heavy industries shall be as defined by Department of Industries and Commerce.
d) Uses permitted in all the above categories are subject to space standard and road width as specified in **TABLE - 18.**
e) All industries listed in above are to be cleared by the KSPCB.

4. OPEN SPACES, PARKS AND PLAYGROUNDS ZONE

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

a. Uses permitted:

- Sports grounds, stadium, playgrounds, parks, swimming ploos, burial ground, cemeteries, garden land and crematoria, Open air theaters, Indoor Recreational clubs, dwelling for watch and ward, Sports club, water front tourism developments projects.

- Libraries, Milk booths, HOPCOMS, public toilets, the ground coverage for such use shall not exceed 5% of total area and shall not be more than G+1 floor, with required parking facility.

b. Drains/Valleys;

Within the demarcated buffer for the valley the following infrastructure shall be permitted within the buffer area along the water bodies:

a. Water pumping stations
b. Walking Tracks
c. Play field without any construction
d. Cycling Tracks and
e. Parks

Note : regarding the buffer for water bodies in the Master plan

a) 30 metres from the boundary (as marked in the village map/survey sketch issued by the Revenue Department) of Lakes/Tanks and kuntas as per the UDD, GoK, circular dated 11.08.2021.
b) Primary natural drainage channel/ Raj kaluve - 30.0m from the edge of the Primary natural drainage channel.
c) 15 m from the Boundary (as marked in the village map/survey sketch issued by the Revenue Department) of the Nalas/ Streams / Drains/ Hallas/ Field Level Chanels or Distributeries of width above 12 m.
d) 9 m from the boundary (as marked in the village map/survey sketch issued by the Revenue Department) Nalas/ Streams / Drains/ Hallas/ Field Level Chanels or Distributeries of width up to 12 m but above 6 m
e) 6 m from the boundary (as marked in the village map/survey sketch issued by the Revenue Department) Nalas/ Streams / Drains/ Hallas/ Field Level Chanels or Distributeries of width up to 6 m.
f) In case the buffer has not been marked due to cartographical error for any of the above types of drains, then based on the revenue records buffer shall be insisted in all such

cases without referring the land use plan while according approval for building/development/ layout plan.

g) Under any circumstances area earmarked for parks/valley/drains cannot be converted to any other uses.

h) If the valley portion is part of the layout/ development plan, then that part of the valley zone could be taken into account for reservation of parks and opens paces both in development plan under subdivision regulations.

5. PUBLIC AND SEMI-PUBLIC ZONE

All uses specified in definitions clause 2.98 of these regulations.

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

Uses Permitted in Public and Semi-Public Zone	
1)	Sub offices of utilities.
2)	Tot lots, crèches, Nursery.
3)	Bill collection centers.
4)	Exclusive places of worship.
5)	Nursing homes and Hospitals.
6)	Police stations, Post offices, Hostels, Banks.
7)	Primary Schools.
8)	Public distribution system shops.
9)	Public library, Community Hall.
10)	Spastic Rehabilitation centers, orphanages, Government dispensiries.
11)	Traffic and transportation related offices.
12)	Broadcasting and Transmission stations.
13)	Dharmashala, Hostels.
14)	Dhobighat.
15)	Fire stations.
16)	Government offices, Cultural, State, Local and Semi Government, Public undertaking offices, defense / court, buildings, auditoriums, cultural complexes.
17)	Higher Educational Institutions, Colleges, Univerities.
18)	Middle schools, High schools, Integrated Residential schools.
19)	Parks, play grounds, maidans and stadiums (no area limit).
20)	Places of congregation.
21)	Places of worship along with ancillary uses.
22)	Research institutions.
23)	Airport related ancillary uses.

Note:-

a) Uses permitted in all above categories are subject to space standards and road width as specified in **TABLE - 18.**
b) Uses similar to those mentioned above may be permitted in the respective categories by the Authority.
c) Commercial, Residential and other uses required to be developed for financially supporting the development of the Public and Semi-Public projects shall be permitted in case of such comprehensive development proposals.
d) NOC from Deputy Commissioner of the Chikkaballapura district shall be obtained before permitting buildings for Places of Worship vide GO No: Kan.E/65/MuAaBi/2001 Dt.24.12.2001.
e) Except charitable, religious and philanthropic uses all Educational institutions, Health institutions and any other public and semi public buildings run by private individuals or institutions, are to be treated as commercial uses for the collection of fees under section 18 of KTCP act, 1961.
f) 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 people living within a distance of 100 m from the location point of generator.

6. PUBLIC UTILITIES ZONE

This includes energy, water, telecommunication sub stations, installations, treatment plants, storage and dumping yards, gas and gas lines, transformers and microwave towers and solid waste management facilities such as land fill sites.

Note:-

a) The buffer required for accommodating the utilities such as Power, water pipeline, oil pipelines and high voltage lines, gas lines and any other utilities. Each “buffer” is directed by technical standards specified by the competent Authority.
b) The regulations for the above will be decided by the Authority.
c) In case of new developments, these shall remain as non-buildable areas and remain as reservations and marked for the purpose intended. They may be considered for calculation of open spaces within the project area while approving building/development and layout plans.
d) For electrical networks, KPTCL standards are followed.
e) Uses similar to those mentioned above may be permitted in this zone by the Authority.

7. MONUMENT AREA

Uses permitted

No developments in monument area shall be permitted except the conservation and preservation activities, such as Parks and open spaces, Natural landscaping, Planting of saplings. Such activities shall be permitted subject to the approval of the Archaeological Survey of India / Department of Archaeology and Museums.

Note:-

a) A buffer of 100.0 meter should be assumed along the fort wall which shall be treated as NO DEVELPOMENT ZONE.
b) The area around the declared monument area up to a distance of 100 m from the premises is Prohibited Area and The area around the declared monument area up to a distance of 100 to 300 m from the Regulated Area.
c) If any land use is shown in the Master plan which comes under the 100.0 meter Buffer of Fort wall or any ASI Monument then it should also be treated as NO DEVELPOMENT ZONE.
d) The Developments around Ancient monuments should be as per the AMSAR act 2010.

8. TRANSPORTATION AND COMMUNICATION ZONE

This zone is reserved for Transport and Transport related activities such as railway yards, railway stations, bus stands, bus shelters, road and transport depots, parking area, airport, special warehousing, Cold Storage, cargo terminals and transfer of cargo between different types of transport (rail, road, air) categorized as follows.

Uses Permitted in Industrial Zone	
1)	Bus bays, Auto stand, Bus shelters, information kiosk.
2)	Parking areas.
3)	Automobile spares and services.
4)	Filling stations (Petrol / Diesel / CNG / LPG) and Service stations.
5)	Multi-level car parking.
6)	Transport offices.
7)	Workshops and garages for two wheelers and LMV.
8)	Godowns.
9)	Integrated Bus terminals, TIMC and Metro stations.
10)	Loading and unloading platforms (with/without cold storage facility).
11)	Workshops and garages for HMV.
12)	Railway station, Yards, Depots, Airport.
13)	Special warehousing, cargo terminals.
14)	Truck terminals.
15)	Warehouses, Storage depots.
16)	Cold Storage.

Note:-

1) Uses similar to those mentioned above may be permitted in the respective category of this zone by the Authority.
2) Uses permitted in all the above categories are subject to space standards and road width as specified in **TABLE - 18.**
3) Commercial, Residential and other uses required to be developed for financially supporting the development of the transportation projects shall be permitted in case of such comprehensive proposals.

9. AGRICULTURAL ZONE

A) Primary Activity

1) Agriculture, Horticultural, Dairy and Poultry farm and nurseries.
2) Agro based uses and allied activities.
3) Farming activities such as Poly culture farming, service and repairs of farm machinery and agricultural supplies, mushroom farming and greenhouse farming etc

B) Recreational Uses

Park and Open space, Water sports, Golf Centre, Amusement Park Recreational Club.

Note:- 5% of plot area of the land may be permitted as ancillary use subject to building height G+1 floor only.

C) General

Religious, Educational, Hospital, Slaughter house, Cold storage, Transport related activity, Truck terminal, Godown and Warehouses.

Note:- Coverage of 20% of total extent may be allowed.

D) Residential Development

1) Housing Schemes undertaken by the Government and Government agencies.
2) Old age homes.

E) Industrial Development

1) Agri processing units.
2) All uses permitted as per Schedule-III.

Note:

1. Industry permitted is subject to performance characteristics viz. (a) air, water and noise pollution, (b) Vibration and sound pollution, (c) dust, (d) odor, (e) effluent, and (f) general nuisance.
2. No Objection Certificate from Karnataka State Pollution Control Board should be obtained, wherever necessary.

F) Farm Houses

Norms for farm House

Sl No	Size of Farm	Maximum Height	Maximum floor area
1	Above 1.0 Ha and upto 2.0 Ha	G+1 Floor of 7m Height	100 Sq.m
2	2.0 Ha and above	G+1 Floor of 7m Height	150 Sq.m

G) Other Permissible uses

Solar Project, Windmill, Water treatment plants, power plants, Graveyards / burial grounds, brick kilns, highway amenities viz., filling stations (Petrol/Diesel/CNG/LPG), weigh bridges, truck parking & truck terminals, check posts, Restaurants & Lodges abutting national and state highways, Resort, sugarcane crusher & jiggery mill, rice mills, dall mills, milk chilling centers, sugar industry, Quarrying of earth / clay / stone and Stone crushing units.

Note:-

a) Uses similar to those mentioned above maybe permitted in this Zone by the Authority.
b) Quarrying of earth / clay / stone and Stone crushing units related permission shall be approved by the committee headed by the Deputy Commissioner constituting the officers of concerned department (KSPCB, Forest, Mines & Geology, Revenue, Commissioner CUDA, CMC/ PDO of concerned Gram Panchayat)
c) For Stone quarrying / stone crusher NOC from KSPCB/ Mines and Geology/Forest Department/Revenue Department should be obtained and if necessary others concerned departments NOC may also be obtained.

SCHEDULE – I

Illustrative List Of Household Industries.

Sl No	Description
1.	Aerated water and fruit brewages.
2.	Art weavers and silk sarees, printing and binging works.
3.	Automobile, Scooter and cycle service and repair workshop.
4.	Bamboo and Cane products.
5.	Biscuit Making.
6.	Bread and Bakeries.
7.	Cold Storage (small scale)
8.	Confectionary, Candies and Sweets.
9.	Electric Lamp fittings.
10.	Furniture (Wooden And Steel)
11.	General Jobbing and Machine shops.
12.	Hand Looms.
13.	Household utensil repairs, welding, soldering, patching and polishing.
14.	Huller and flour mills.
15.	Ice, Ice-Cream.
16.	Jewelry, gold ornaments and silver wares.
17.	Laundry, Dry Cleaning and Dyeing facilities.
18.	Medical Instrument repair shops.
19.	Mirror and Photo frames.
20.	Optical lens grinding, watch, pen repairs.
21.	Photography, printing (including sign board printing)
22.	Printing, Book bindings and Embossing etc.
23.	Radio and T.V repair shops.
24.	Shoe making and repairs.
25.	Sport goods and repair shops.
26.	Tailoring.
27.	Umbrella assembly.
28.	Velvet embroidery shops.
29.	Vulcanizing.

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

SCHEDULE II

Illustrative List Of Industries Permitted In Industrial Zone

Sl. No.	Description
1.	Abattoir.
2.	Aluminum wires.
3.	Asbestos and Asbestos products.
4.	Audio & video film processing including polyester film processing.
5.	Automobile body building with metal processing.
6.	Automobiles repair workshop.
7.	Bio mass power generation.
8.	Black smith.
9.	Bleaching.
10.	Brushes (household, sanitary and toilet)
11.	Buckets and metal containers.
12.	Bulk drugs and pharmaceuticals.
13.	Button clips.
14.	Cake and pastry moulds.
15.	Cement plants with horizontal rotary kilns including bagging.
16.	Cement plants with vertical shaft kiln technology.
17.	Cement products.
18.	Chalk, crayon, artist's color.
19.	Chemical fertilizers.
20.	Chemical industries.
21.	Chlor-alkali industry.
22.	Coke making, coal liquefaction and fuel gas making industries.
23.	Coke oven plant, Coke oven by-products and coal tar distillation products.
24.	Common disposal facility –hazardous waste, bio medical waste
25.	Composite textile processing.
26.	Conduit pipes fabrication (not exceeding 2" diameter).
27.	Cotton and silk cordage's, twine thread and thread ball making.
28.	Cutlery
29.	Cycle parts and accessories
30.	Dairy
31.	Degreasing.
32.	Distilleries.
33.	Door and window fittings
34.	Dry coal processing/mineral processing industries like ore sintering, beneficiation, pellatisation, etc.
35.	Dyeing & Printing.
36.	Dyes & Dye Intermediates.
37.	Electric arc furnaces (mini steel plants).
38.	Electric bulb filament processing.
39.	Electric industries, computer and software
40.	Electric lamps, fittings, shades, fixtures, etc.

41.	Electro-chemicals.
42.	Electroplating, mica plating, engraving
43.	Electro-thermal products.
44.	Explosives.
45.	Ferrous and Non-Ferrous metal extraction.
46.	Fiber glass production and processing.
47.	Fire Crackers
48.	Food Processing
49.	Formulation of Pesticide, herbicide, insecticide, & fungicide
50.	Foundries.
51.	Galvanizing.
52.	Glue and Gelatin.
53.	Gold and silver threading.
54.	Hand tools
55.	Hard wares
56.	Hats, caps, turbans including garments
57.	Hazardous waste processing facilities and dump sites.
58.	Hosiery including knitted garments
59.	Hot mix plants
60.	Ice and freezing plants
61.	Incineration plants.
62.	Independent ore /mineral crushing units
63.	Industrial carbons
64.	Information Technology & Bio Technology
65.	Instant Tea/Coffee processing.
66.	Laboratory porcelain wares
67.	Lantern, torches and flash lights
68.	Large scale Petroleum storage, gas filling and transfer facilities.
69.	Lead Recycling units involving melting.
70.	Lead refining.
71.	Leather goods
72.	Leather industry including tanning and processing.
73.	Lime kilns
74.	Liquid propulsion & rocket testing facility
75.	Manufacture of Bio fertilizer involving spent wash.
76.	Manufacture of Chocolate, cocoa, mass etc.
77.	Manufacture of insecticides, fungicides, herbicide and pesticides.
78.	Manufacture of lubricating oils and grease.
79.	Manufacture of Office & Household equipments and appliances using fossil fuel for combustion.
80.	Manufacture of Organic nutrients including use of spent wash from distillery.
81.	Manufacture of photographic films, papers and photographic chemicals including film processing.
82.	Manufacture of soaps & detergents.
83.	Mathematical instruments
84.	Metal polishing

85.	Mining projects, Mining and quarry industries.
86.	Municipal Solid Waste treatment and disposal facility
87.	Musical instruments
88.	Natural Latex
89.	Nuclear power and related projects such as Heavy Water Plants, Nuclear Fuel Complex, Rare Earths.
90.	Nylon Plants
91.	Oil stoves and pressure lamps
92.	Optical frames
93.	Padlocks and pressed locks
94.	Paints, enamels and varnishes.
95.	Paper board and straw boards manufactured using pulp.
96.	Paper mill (small scale) hand made
97.	Pesticides.
98.	Petrochemical complexes.
99.	Petroleum Refineries including crude and product pipelines.
100.	Phosphate rock processing plants.
101.	Pigment dyes and their intermediates.
102.	Polyester filming yarn
103.	Polypropylene.
104.	Potash manufacturing.
105.	Power plants.
106.	Precision instrument of all kinds
107.	Primary metallurgical industries (such as production of Iron and Steel, aluminum, Copper, Zinc, Lead and Ferro Alloys).
108.	Printed circuit board manufacturing units.
109.	Processing of fish.
110.	Pulping and fermenting of coffee beans.
111.	Radio assembly and parts TV. Mobile phones, Air conditioner, Fridge assembly parts.(small scale)
112.	Refractoriness
113.	Research laboratories involving chemicals/animals.
114.	River valley projects including hydel power, major irrigation and their combination including flood control.
115.	Rope making (vegetable fiber)
116.	Rubber reclaiming
117.	Safety pins
118.	Screws, bolts, nuts, pulleys, chains, gears
119.	Shaving blade manufacturing
120.	Sheet metal works
121.	Slaughtering houses, washing of meat & fish and processing.
122.	Sponge iron unit
123.	Stationery items including educational and school drawing instruments
124.	Steel wire products
125.	Stone crushers
126.	Storage batteries integrated with manufacture of oxides of lead and lead

	antimony alloy.
127.	Sugar Mills.
128.	Surface coating industries.
129.	Surgical and medical products.
130.	Synthetic fibers.
131.	Synthetic resin and plastic products.
132.	Synthetic rubber.
133.	Tin products
134.	Tobacco products
135.	Tourism projects coming under CRZ.
136.	Toy making (earthen paper, wooden plastic metal and tin)
137.	Tyre manufacture.
138.	Tyre re-treading
139.	Upholstery springs and other springs
140.	Vanaspathi hydrogenated vegetable oils and industrial purposes.
141.	Vegetable oil refinery.
142.	Viscose staple fiber and filament yarn.
143.	Wax polishing

SCHEDULE III

Illustrative List Of Industries Those Are Permissible Under Agricultural Zone:

Sl. No.	Description
1.	Commodity grading and packing industries.
2.	Dairy products (including milk processing and milk based products.
3.	Decorticators
4.	Fish processing.
5.	Floriculture.
6.	Food grain milling/processing, using modern technology and equipment to be specified separately by the directorate of Industries & Commerce.
7.	Fruit & Vegetable processing, including grading/packing.
8.	Fruit based ready to serve beverages.
9.	Processing of plantation crops including tea, coffee, forest produce such as herbal, medicinal and aromatic plants, coconut based products and arecaunut/areacunut based products.
10.	Processing of poultry, eggs, meat and meat products.
11.	Tissue Culture Laboratories, Green Houses, Green House Nurseries & Seed Production Units, based on modern scientific methods to meet industry standards.
12.	Units engaged in packaging, canning and bottling of processed foods.
13.	Units manufacturing additives, preservations, colors and fragrant for the Processed Food Industry.
14.	Units manufacturing food-grade packing materials for Food Processing Industry.

Application Of Land Use:

The proposed land use indicated towards the road side of a property shall be the land use for the entire property without identifying it for different uses by measuring as per the scale of the maps

If more than one land use is indicated towards the road side of a property, any one of such land use or mixed use buildings shall be permitted in the property. Anyway this is not applicable if the land use proposed adjoining to the roadside property is reserved for Parks and Open space, Agricultural (outside the conurbation area), Public & Semi-public and roads.

Different Uses Permitted In Different Floors:

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.

TABLE - 18

Space Standards For Different Uses

Sl no	Buildings / Uses	Min. existing / proposed road width (m)	Min. size of plot in (sq.m)
1.	Conference halls, Community halls & Social clubs	12.0	500
2.	Cold storages	12.0	2000
3.	Multi storey car parking	12.0	2000
4.	Game centers & Convention centers	15.0	2000
5.	Hotels and lodges	12.0	500
6.	Kalyana Mantapas	12.0	2000
7.	LPG storage & Fuel Filling stations	12.0	500
8.	Places of congregation	15.0	2000
9.	Public Libraries	12.0	500
10.	R and D Lab	12.0	2000
11.	Nursing homes / polyclinics	12.0	500
12.	Service Apartments	12.0	500
13.	Truck terminals / Transportation Hub	15.0	20000
14.	Automobile workshop a) 2-wheeler b) L.M.V c) H.M.V	 12.0 12.0 15.0	 250 400 750
15.	Nursery Schools	12.0	As prescribed by the competent authority
16.	Lower Primary schools	12.0	
17.	Higher Primary schools	12.0	
18.	High schools with play ground,	12.0	
19.	Integrated Residential Schools	12.0	
20.	Colleges	12.0	
21.	Star hotels (up to 3 star)	15.0	As prescribed by the competent authority
22.	Star hotels (above 3 star)	18.0	

Note: Civic Amenity Site allotted by the Authority to be considered as confirming land use irrespective of land use classification in master plan and road width should be considered as per approved layout not as per the road width prescribed in space standards.

SETBACKS:

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

1. The left and right setback shall be with reference to width of the site.
2. Up to 12.00 m height, the setbacks are calculated as percentages of depth and width of the plot, as per **TABLE – 19 (a) (b)**.
3. **TABLE – 20** shall be referred for Buildings which are more than 12.00 m in height to fix the setbacks.
4. In case of irregular plots, the setbacks are to be calculated according to the depth or the width at the point where the depths or widths are varying and average setbacks shall not be considered in such cases.
5. The setbacks shall be provided in the owners plot. Public open spaces or conservancies should not be considered as setbacks.
6. Wherever the building lines are fixed, in such cases the front setback or the building line whichever is higher shall be considered as the front setback to the building.
7. Where proposals of road widening and building lines are specified, the setbacks and building lines are with respect to the proposed width of the road (From edge of the proposed road) or depth of the site, whichever is high. Where proposals of road widening of existing roads are not made, the building lines suggested are from the edge of the existing road.
8. In case of corner site, both the sides facing the road shall be treated as front side and regulations applied accordingly to maintain the building line on these roads and for providing better visibility.
9. In case of building facing more than two roads, the plot should be considered as corner plot taking two wider roads into consideration.
10. In case of site facing roads both in front and rear, both the sides facing roads shall be treated as front and other two sides not facing roads should be treated as right and the setbacks be applied accordingly.

TABLE – 19 (a)

Setbacks for building Height up to 12.0 m & Plot size of up to 4000 sq m for

a. **For Residential /Commercial use**

Width/Depth of site (m)	Width of site		Depth of site	
	Right side	Left side	Front side	Rear side
Up to 6.0 m	1.0 m	0.0 m	1.0 m	0.0 m
Above 6.0 m up to 9.0 m	1.0 m on all sides.			
Above 9.0 m *	8 %	8%	12%	8 %

* Subject to a minimum Set-back of 1.0 m.
For plot over size of 4000 sq. m., a minimum setback of 5.0 m on all sides shall be insisted.

For Residential sites up to 150 sq. m;

i. Open staircase shall be permitted in the setbacks in all sides, but there shall be minimum of 1.0 m from the front and rear boundary of the site only.
ii. Toilets of minimum 1 m x 1.5 m and not exceeding 2.00 percent of the plot area permissible only in rear set back.
iii. When minimum set back of 1.5 m is left on the right side, a scooter garage may be permitted at the backside limiting the depth of the garage to 3.0 m;

TABLE – 19 (b)

b. For Public &Semipublic / Public Utilities / Transportation & Communication use

Sl. No.	Width/Depth of site (m)	Width of site		Depth of site	
		Right Set Back	Left Set Back	Front Set Back	Rear Set Back
1	Up to 9	1.00m	0	1.25m	1.0m
2	Above 9	12%	12%	15%	12%

Note: The setback calculated based on percentage (%), shall be rounded off to 5mm.

1.0 Exemptions in Setbacks :

The following constructions shall be permitted within the setbacks area after providing a clear driveway for movement of fire extinguishers as prescribed by the competent Authority.

b. **Cantilever Portico:**

A cantilever portico of 3.0 m width (maximum) and 4.5 m length (maximum) may be permitted in the ground floor within the side set back. No access is permitted to the top of the portico for using it as a sit out. Height of the portico shall be open to sky. The portico when allowed shall have a clear open space of one meter from the boundary of the property.

c. **Balcony:**

Balcony is not permitted at the ground floor level. 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 not exceed 1/3 rd of the setback subject to a maximum of 1.10 m in the first floor and 1.75 m beyond the second floor. The length of the balcony shall not exceed 1/3rd of the length of each side of the building.

d. **Cross wall:**

A cross wall connecting the building and the boundary wall may be permitted limiting the height of such wall to 1.5 m;

e. **Height limitation:**

The height of the building shall be governed by the limitation of the FAR, coverage, setbacks and the width of the street facing the plot as stipulated in the respective tables. If a building abuts two or more streets of different widths, then the height of the building shall be regulated according to the width of the wider road.

f. **Basement floor:**

1. Every basement storey shall be at least 2.2 m in height from the floor to the bottom of the roof slab / beam / ceiling (whichever is less) and this height of basement floor shall not exceed 2.75 m.

2. One basement in the intensely populated area be permitted, if the area of the plot is 300 sq.ms. and above with a minimum road width of 9 ms and 200 sq.ms and above with 9.0 ms road width in moderately populated areas.

3. One additional basement (two) for all buildings exceeding five floors may be permitted with a minimum road width of 12 ms.

4. If the plinth of the ground floor of the building is constructed leaving more set back than the minimum prescribed, the basement floor may extend beyond this plinth of the building, The basement floor may extend beyond the plinth of the building leaving clear distance of 2.0 m. from the plot boundary for the single basement and 3.0m for multilevel basements.

5. The basement storey should not project more than 1.20 m above the average ground level.

g. Activities allowed in Basement floors

1. Watchman's cubicle not more than 3.0 Sq.m.
2. Sump tanks below the ground level;
3. Generator with outdoor acoustic enclosure;
4. Solid waste dumping yard open to sky;
5. Children's play area open to sky;
6. Swimming pool outside the plinth of the building but open to sky.
7. Transformer / Power substation;
8. Bore wells with proper safety;
9. Steps to Ground floor entry only;

Note : The uses to be permitted in basement are subject to providing of adequate ventilation and safety requirements.

TABLE – 20

Exterior open spaces / setbacks for residential, commercial, public and Semi-public, transportation and communication, public utility buildings, **Above 12.0 meters in height.**

Sl. No.	Height of building in metres	Exterior open spaces / setbacks to be left on all sides (Front, rear and sides in meters)
1	12.00 and above up to 15.00	Minimum 4.0m or as specified in the **TABLE – 19** whichever is higher
2	15.00 and above up to 18.00	6.0
3	18.00 and above up to 21.00	7.0
4	21.00 and above up to 24.00	8.0
5	24.00 and above up to 27.00	9.0
6	27.00 and above up to 30.00	10.0
7	30.00 and above up to 35.00	11.0
8	35.00 and above up to 40.00	12.0
9	40.00 and above up to 45.00	13.0
10	45.00 and above up to 50.00	14.0
11	50.00 and above	16.0

Table – 21

Maximum Plot Coverage, Floor Area Ratio and Road Widths for Different Sital Areas for all types of buildings. (Except industrial buildings)

Plot area in Sq.m	Maximum Plot Coverage	Permissible FAR	Minimum Road Width in m.
Upto 250	70%	1.50	Upto 9
Over 250 Upto 1000	65%	1.75	Above 9 upto 12
Over 1,000 Upto 4000	55%	2.00	Above 12
Over 4000	50%	2.50	Above 15

Note:

1. Setbacks and coverage are irrespective of the road widths.
2. Floor Area Ratio shall be with reference to road widths. When the site does not face the roads of required width noted against each, the floor area ratio applicable to corresponding width of roads is applicable;
3. Road width: 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;
4. Height limitation: The height of the building shall be governed by the limitation of the FAR, coverage, setbacks and the width of the street facing the plot as stipulated in the respective tables. If a building abuts two or more streets of different widths, then the height of the building shall be regulated according to the width of the wider road;
5. The dimensions in British system of any, early period adopted for the dimensions of the plots may be interpreted as follows

TABLE - 22
Regulations for Flatted Factories

Minimum plot area	1,000 sq.m.
Maximum plot coverage	40 %
FAR.	1.50 up to 9 m. road width and 1.75 above 9.0 m. road width.
Minimum setbacks	a. Front 8.00 m b. Rear 4.50 m. c. Sides 4.50 m.

TABLE – 23

Coverage, Floor Area Ratio and Setback for Industrial buildings

Plot area in sq m	Max. plot coverage	FAR	Min. Front setback in m	Setback rear & sides in m	Frontage	Min. road width in m
Up to 250	80%	1.7	3.0	1.50	9.0	Up to 9.0
251 to 500	70%	1.5	4.5	3.0	12.0	Above 9.0 up to 12.0
501 to 1000	60%	1.2	4.5	4.5	15.0	Above 12.0 up to 15.0
1001 to 3000	50%	1.0	6.0	6.0	18.0	Above 15.0 up to 18.0
Above 3000	45%	1.0	10.0	8.0	24.0	Above 18.0

Note:
1. Whenever the minimum plot area is less than the one specified in the particular category the Regulations prescribed for the previous category shall be adopted**.**
2. Parking as applicable vide **TABLE – 29.**

4.0 Constructions excluded from FAR computation

The following constructions are excluded from FAR computation:

1. Staircase area in all the floors
2. Lift area in all the floors
3. Architectural features including cantilever cupboards.

4. Chimneys
5. Overhead tanks with its headroom not exceeding 1.5 m
6. Fire escape staircase
7. Garbage shaft/ ducts
8. Meter room, Air-conditioning plant, Electric sub-station, Pump room, Generator room & Machine room.
9. Service ducts
10. Watchman's cubicle
11. Open Common Passage, Open common corridors, Open common verandah in all the floors,
12. Sump tank, septic tank, transformer
13. Pent house
14. Effluent treatment plant,
15. Parking.
16. Escalators & open balcony

5.0 Regulations for Rural Development (Village expansion zones)

The area within the 250 m radius from the gramathana boundary of the village is earmarked for the natural expansion, the residential developments under normal circumstances and other uses:-

TABLE – 24

FAR	1.0
Maximum No. of Floors	G+1
Setbacks	As per TABLE - 20

Note:- If the 250.0 metres radius from the gramathana boundary touches any survey number or comes in partial survey number then the entire survey number should be considered for natural expansion.

Regulations For Development Plan.

5.1 Residential Development Plan (Also Group Housing & Group Villas) (over 5,000 Sq.m)

1. The land in question shall be converted for non-agricultural purpose.
2. The land use shall be in accordance with the Zoning Regulations of the Master Plan.
3. The approach road to a group housing project shall be a minimum width of 12m.
4. The minimum area of group housing shall be 0.50 Hect.

5. **10%** of the land shall be reserved for Park & Open space. The open space and park shall be handed over to Local Authority free of cost through registered relinquished deed and the same may be allowed to be maintained by the local residents association (registered), if the Authority so desires.
6. A minimum 5% of total plot area shall be provided for Civic amenities and the owner or developer shall develop such civic amenities which finally shall be handed over to the local resident's association (registered), for maintenance , The mode of such handing over shall be decided by the Authority
7. 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 of such handing over for the net area of the plot as specified in **TABLE-25**.
8. The distance between any two building shall be a minimum of half of the height of the tallest building.
9. Parking area requirements shall be as applicable vide **TABLE - 29.** In addition 5% of the total parking shall be reserve for visitors parking separately
10. Roads as shown in the Revised-I Master Plan 2031 shall be incorporated within Plan and shall be handed over to the Local Authority free of cost through registered relinquished deed.
11. Interior Road should be of 7.5 m while creating Group Villas.
12. Setback should be provided with reference to depth and width of total plot area and as per **TABLE- 19 (a) (b) and 20.**

TABLE - 25

Table FAR & Ground coverage for Residential Development Plan on a site area over 5,000 sq m.

Road width (m)	Coverage	FAR
12.0 and above	60%	2.00
above 12 and up to 18	55%	2.25
above 18 and up to 24	55%	2.50
above 24 m and up to 30	50%	2.75
above 30.0 m	50 %	3.00

5.2 Regulations For Non-Residential Development Plan And Flatted Factories (over 5,000 Sq.m)

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

1. The land in question shall be converted for non-agricultural purpose.
2. The land use shall be in accordance with the Zoning Regulations of the Master Plan.

3. 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, and should not use for any other purpose.
4. Parking area requirements shall be as applicable vide **TABLE - 29.**
   An additional 5% of the plot area shall be reserved for surface parking.
5. FAR is calculated based on entire sital area.
6. Roads as shown in the Revised Master Plan 2031 shall be incorporated within Plan and shall be handed over to Local Authority free of cost through a registered relinquishment deed.
7. The FAR and coverage shall be as per **TABLE - 26** below.
8. Setback should be provided with reference to depth and width of total plot area and as per **TABLE- 19(a) (b) and 20 .**

TABLE - 26

FAR & Ground coverage for Non- Residential development Plan and flatted Industries on site area over 5,000 sq m.

Road width (m)	Coverage	FAR
Above 12m and up to 15m	55%	2.00
Above 15m to 18m	50%	2.25
Above 18m and up to 24m	50%	2.50
Above 24m and up to 30m	45%	2.75
Above 30m	45 %	3.00

TABLE – 27
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 for the total depth of the combined plots
7.	Side setbacks for plots joined at the side.	On a plot on which a semi-detached building is proposed, the side setback shall be for the total width of the combined plots.

TABLE – 28

Row Housing (Maximum 12 units, minimum 3 units)

1	Minimum combined area of plot	210 sq m
2	Maximum area of each plot	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

6.0 Parking Regulations

6.1 Minimum Parking Space.

Off-street parking spaces for vehicles shall be provided for every new building constructed for the first use or when the use of old building is changed to any of the uses mentioned in the table below:

TABLE - 29
Parking requirements for various uses

Sl No	Type of use	One car parking of 2.5m x 5.5meach shall be provided for every
1	Theaters and Auditoriums except Educational Institutions.	20 seats of accommodation subject to minimum of 20
2	Retail Business (shops, Shopping complexes, Malls, etc)	50sqm of floor area
3	Multiplex integrated with shopping	40sqm of floor area for shopping plus requirement at the rate of one parking for every 15 seats of cinema seating Accommodation.
4	Wholesale and Warehouse buildings	150sqm Plus One lorry parking space measuring 3.5m x 7.5m. One additional parking space for every 200sqm or part thereof
	Restaurant establishment serving	

5	food and drinks and such other establishment	50 sq.m of Floor area
6	Lodging establishments, hotels and Tourist homes	40 sq.m of Floor area.
7	For star hotels	For every 2 rooms. Plus, 10% of the total requirement shall be reserved as parking for visitors.
8	Office buildings (Government /Semi Governmentand private)	50 sq.mrs of Floor area
9	Hostels	10 rooms or 100sq.m of floor area whichever is more.
10	Industrial Buildings	100sqm of floor area plus, One lorry space measuring 3.5m X 7.5m.Additional parking space of 3.5 m x 7.5 m for every 750 sq.m or part thereof
11	Hospitals and Nursing homes	50sqm of Floor area
12 (a)	Single Family dwelling unit	(a) Dwelling unit measuring 100 to 150 sq m (b) 100sq.m. andpart thereof beyond 150 sq. m.
12(b)	Multi- dwelling Units	**(a)** Two dwelling units measuring 75sq.m. or less. **(b)** Dwelling units measuring over 75sq.m up to 150sq.m **(c)** 100sq.m and part thereof beyond 150sq.m Note: 10% of car parking shall be provided in addition for visitor vehicles.
13	Kalyana Mantaps, Convention Centers	50sq. m of Floor area.
14	Recreational clubs	50sq. m of Floor area.
15	Educational buildings	150sq. m of Floor area
16	Other Public and Semi-Public Buildings	100sq. m of Floor area

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

7.0 Parking Provision Through Building On Stilts :

a) Parking provided on the ground floor with the building on stilts, parking area shall be exempt from the calculation of FAR.

b) All sides of the stilt parking shall be open.

c) When stilt parking is provided the height shall not exceed 2.4mrs from the bottom of the beam, the height shall be considered for calculating the total height of the building

d) Any place used for parking is not included in the calculation of FAR.

e) In case, additional car parking is provided as part of parking complex or parking lot in excess of required car parking, such area shall be exempt from reckoning the FAR.

7.1 General Parking

a) A marginal space of 3.0 m shall be allowed free from the building, forparking in the setback area.

b) For parking layouts **TABLE - 30** shall be followed

TABLE – 30

Table for Parking Layout.

Nature of Parking	Drive way width	Nature of movement of vehicles
Oblique parking	3.5 m Drive way 5.5 m Drive way	One way Two way
Perpendicular parking	5.5 m Drive way	Two way

c) In case of stacked / mechanical parking, the height of the basement maybe permitted up to a maximum of 4.5ms.

d) In cases where more parking space is requested, the Competent Authoritymay grant the request for providing parking in cellar or at upper floorswith specific conditions to take care of genuine requirements.

e) Parking reserved for the visitors shall be provided at ground level only.

8.0 The Parking Layout Shall Fulfill The Following Conditions.

a) The minimum width of access to street from parking space shall be 3.5 metres.

b) If the parking space is not provided at street level the gradient of ramp leading to parking space shall not be more than 1:8 i.e. the vertical rise shall not exceed more than 1 m over a horizontal distance of 8 metres.

c) Clear head way of 2.4 metres, (from the bottom of the beam) shall be provided on every access leading to parking space and at any point in parking space.

8.1 Parking Provision on Multi Level or on number of Floors

a) Access Ramps, elevators, escalators to the upper floors or terrace floor shall not be provided in the setback area.

b) Car Parking shall not be provided in the setback areas. If provided, a minimum of 3.0 m shall be left free from the buildings in case of Low Rise buildings and a minimum of 6.0 m in case of High Rise buildings.

c) When Multi Level Car Parking (MLCP) is proposed on a plot as an independent activity, there shall not be any limitation for FAR or height of building subject to condition that they satisfy fire and airport authority restrictions and also requirements as per heritage regulations where ever applicable

9.0 Areas Of Special Control (Historical / Heritage Buildings)

The Historical monuments in any Planning Area reflect the past glory of the region. As these monuments attract domestic and international tourists it is important to protect and maintain the aesthetic environment around these structures. It is therefore necessary to declare the areas surrounding these monuments as zones of special control and impose the following special regulations around these monuments.

a. Prohibited Area: The area around the declared monument area up to a distance of 100 m from the premises is Prohibited Area.

b.Restricted Area: The area around the declared monument area up to a distance of 100 to 300 m from the Regulated Area.

c.Regulations: The development or Redevelopment is to be permitted in the prohibited area and restricted area in accordance with the detailed guide lines/ regulations provided by the archeological department according to The Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act 2010 and subject to NOC by the competent authority.

d. Uses Permitted:

Parks, Open spaces and play grounds, Natural landscaping, Planting of saplings, Repairs, Modifications, Alterations, Re-construction of existing buildings, Adding toilet and bathing facilities to the existing building subject to the regulations mentioned below.

Note:

1. Any permission to be given in the prohibited area is subject to NOC from the archaeology department concerned;
2. Any subsequent amendments to the archaeology act concerned regarding prohibited area such amendments shall mutatis mutandis apply to these regulations;

e. **Regulations:**

A. **Prohibited area**: The Development Authority/ Local Authority shall permit any construction within the prohibited area subject to the approval or production of No Objection Certificate from the Department of Archeology, museums and Heritage, Govt. of Karnataka.

B. **Regulated area**: The Development Authority/ Local Authority shall permit any construction within the Regulated area, in conformity with the land use proposals of the master plan and subject to the approval or production of No Objection Certificate from the Department of Archeology, museums and Heritage, Govt. of Karnataka.

Note: Any subsequent amendments to the Karnataka Ancient and Historical Monuments and Archeological Sites and Remains Act, 1961 regarding the Prohibited area and regulated areas shall mutatis mutandis apply from the date of such notification.

C. **Heritage buildings and precincts**: Planning authorities shall identify, enlist and notify Heritage buildings within Local Planning Area under section 2(i-ea) and 2(i-eb) of the Karnataka Town and Country Planning Act, 1961and shall accordingly frame regulations for such notified Heritage buildings and precincts.

Natural Areas: No development shall be permitted in Eco-Sensitive areas like river islands, tank bed areas, **rocky** outcrops, hillocks and forest areas.

10.0 Height restrictions near Aerodromes

TABLE – 31

Height restrictions near Aerodromes

Sl. No.	Limits of distance from the Aerodromes point measured horizontally to building structures of installations.	Difference between the elevation of the top of the building structure or installations and the elevation of the Aerodromes (Aerodrome reference point)
A. International Civil Airports and their alternates:		
1	Between 8534 m and 22224 M	Less than 152 M
2	Between 7315 m and 8534 M	Less than 122 M
3	Between 6095 m and 7315 M	Less than 91 M
4	Between 4877 m and 6095 M	Less than 61 M
5	Between 4267 m and 4877 M	Less than 49 M
6	Between 3658 m and 4267 M	Less than 37 M
7	Between 3048 m and 3658 M	Less than 24 M
8	Between 2438 m and 3048 M	Less than 12 M
9	Below 2438 M*	--
B. Other Civil Airports and Civil Aerodromes:		
1	Between 7925 m and 22324 M	Less than 152 M
2	Between 6706 m and 7925 M	Less than 122 M
3	Between 5486 m and 6706 M	Less than 91 M
4	Between 4267 m and 5486 M	Less than 61 M
5	Between 3658 m and 4267 M	Less than 49 M
6	Between 3048 m and 3658 M	Less than 37 M
7	Between 2438 m and 3048 M	Less than 24 M
8	Between 1829 m and 2438 M	Less than 12 M
9	Below 1829 M*	--

Nil except with the prior concurrence of the local Aerodrome authorities.

Note:

1. For Sl.No.7, 8 and 9, no trees shall be planted within the limits of the distance indicated thereto.

2. Irrespective of their distance from the Aerodromes (that is behind 22224 m of the Aerodrome /Aerodrome reference point) no radio masts or such, similar type of line installations exceeding 152 m in height should be erected without prior permission of the concerned Civil aviation authority.

3. No buildings, structures or installations exceeding the height indicated in (A) and (B) should be permitted without prior consultation with the local Aerodrome authority, and

4. The location of the slaughter houses and other areas of activities, like garbage dump which would attract high flying birds, like eagles, hawks, etc. shall not be permitted within a radius of 10 km from the Aerodrome reference point.

11.0 DESCRIPTIONS:

11.1 Application Of Land Use

1. The proposed land use indicated towards the road side of a property shall be the land use for the entire property without identifying it for different uses by measuring as per the scale of the maps. If more than one land use is indicated towards the road side of a property, any one of such land use or mixed use buildings shall be permitted in the property.

2. 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.

3. In case of uses granted under special circumstances/change of land use, as the case may be, the higher of the setback and the lower of the FAR applicable to the original land use/change of land use as the case may be shall be applicable.

4. Any discrepancies with respect of revenue survey numbers and in actual alignment of HT lines & Nala in the Master Plan shall be resolved by field and documentary verification by the Authority.

5. In case of change in alignment of roads indicated in the Master Plan the land use indicated towards the road shall be considered.

6. If the alignment of the existing roads is shifted in the Master Plan, the existing roads as on ground reality/cadastral map may be considered for the proposed road widening. The land use facing the road shall be considered accordingly.

7. Layout approved by the competent authority holds good irrespective of the land use in the master plan revision-I.

12.0 Plots Facing the Roads proposed for Widening:

In case of a plot facing the road proposed for widening, the applicant/owner of the plot shall have to furnish an undertaking that the required land as indicated in the Master Plan for road widening will be handed over by Relinquishment deed to the local authority i.e., Chikkaballapura corporation/Chikkaballapura development authority, at any time when required for the purpose of widening the road in question before sanction is accorded to the building plan.

a) Ramp or Parking is not allowed in the land required for road widening.
b) The FAR shall be allowed as applicable to the total area of the plot without deducting the area to be taken over for road widening, provided 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.
c) Coverage shall be allowed as applicable to the net area of the plot after deducting the area to be taken over for road widening.

13.0 General Rules:

1) The following shall be considered while enforcing the setbacks of all types of building:

a. The front and rear setbacks shall be with reference to depth of the site.
b. Left and right setbacks shall be with reference to width of the site.
c. 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.
d. When the building lines are fixed, the front setback or the building line whichever is higher shall be applicable.
e. In the case of corner sites both the sides facing the road shall be treated as front side and regulations applied accordingly
f. In case of building facing more than two roads, Setback shall be applied taking two wider roads in to consideration.
g. 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.
h. In case of buildings sanctioned prior to coming into force of these regulations, upper floors may be permitted within the prescribed FAR according to these regulations and also subject to the production of structural stability certificate. However such upper floors shall not be permitted if the existing building is projecting into the proposed road widening limit as prescribed in the Master Plan.

i. In case of irregular plots set backs 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.

j. 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

k. Setbacks should be provided in the owners plot, public open space or conservancy lanes adjoining the plot should not be considered as setbacks.

l. For Cinema theatres the setbacks and other provisions shall be as per the Karnataka Cinema Regulation Act and Rules. However for Multiplex, High- rise Complex, the regulations for high rise buildings as prescribed in **TABLE - 20** shall apply.

2. **FAR**: When sites face roads of lesser width than the one noted against them. Floor area ratio and maximum number of floor applicable to corresponding widths of roads only shall apply.

3. The height of the buildings coming within the landing and takeoff zones of Aircraft in the vicinity of Aerodrome should not exceed the height shown in the **TABLE - 31** on 'height' limitation in the vicinity of Airports.

4. **High-rise building**: Minimum depth or width of a site for high-rise building shall be 21m.

   a) For all the high-rise buildings NOC from the following departments shall be obtained.
   i. Fire force department.
   ii. Airport Authority wherever applicable

   b) **NOC** shall be obtained from the Karnataka State Pollution Control Board (KSPCB) for the following
   i. All types of industries
   ii. Residential and Commercial : Wherever applicable as per KSPCB norms

5. **Lifts**: Lifts shall be provided for buildings with more than ground plus three floors.

6. **Parking space:** Adequate space for car parking shall be provided in the premises as per standards in **TABLE – 29.**

7. **Penthouse**: Only one penthouse of 19 Sq.m should be allowed for every top floor tenement.

8. **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.

9. **Road width: -**

i. Road width means distance between the boundaries of a road including footways and drains.
ii. If the road width varies along the length of road, then the minimum width of the road along 200 mrs. Stretch on either side of the plot shall be considered.
iii. 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.

10. Commercial complexes/Office Complexes should have sufficient toilet for visitors (minimum of 2% of the floor area) in each floor and should be shown on plan.

11. **Corridor:** The minimum width of corridor for different building or type is as given in the **TABLE – 32.**

TABLE – 32

Sl. No.	Building use or type	Minimum width of the corridor in metres
1	Residential building	1.0
2	Assembly buildings such as auditorium, Kalyana Mantapas, 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

12. Rainwater harvesting is compulsory in all buildings with ground+2 floors and above.

13. **Means of Access: -**

The means of exclusive access, which would be other than through public roads and streets, shall not be of more than 30 mrs. length from the existing public roads and streets. The minimum width of such access shall be 3.5 mrs. 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 mrs. 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.

14. Staircase: -

The minimum width of staircases shall be 0.90m. The maximum 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 15cm.

15. Ramp: -

Ramp shall be provided with a minimum width of 3.00 metres and a slope of not steeper than 1 in 8. Ramp shall be provided after leaving setback distance or a clear gap of minimum 1.0m from the edge of the neighboring properties.

16. Garages:

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

ii. For 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.

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

iv. The maximum width of the garage shall not exceed 4 mrs.

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

13.0 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 - 33**. 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 - 33.** The minimum vertical clearance is not applicable if the horizontal distance exceeds the minimum prescribed.

TABLE – 33
Distance of buildings from electrical lines

Sl No.	Electric line strength	Vertical distance from maximum sag of Electrical line (in m)	Horizontal distance from the edge of the Electrical line (in m)	Electric line corridor width Overall (in m)
1	L.T. line	3.5	1.8	4.5
2	H.T. line of 11 KV	4.5	1.8	4.5
3	H.T. line of 33 KV	4.5	2.5	15.0
4	H.T. line of 66 KV	4.5	2.5	18.0
5	H.T. line of 110 KV	5.2	3.2	22.0
6	H.T. line of 220 KV	6.2	4.2	35.0
7	H.T. line of 400 KV	7.2	5.2	52.0

14.0 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, read with Sec 32 of the Karnataka Urban Development Authorities act, 1987, The Chikkaballapura Development Authority shall among other things see that the following planning standards are followed.

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.

14.1 SIZE OF PLOTS

a) No residential 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) The minimum road width required may be relaxed upto 6.0 m in case of EWS schemes and Ashraya Schemes only;

c) Handing over of Roads, Parks and Open spaces and Civic Amenities sites free of cost to the authority may be relaxed in case the scheme is taken up by the central and state government agencies.

TABLE – 34

Standards for roads

Sl. No.		category of streets	Minimum right of way in m
1		Cul-de-sac	7.5 m (maximum length 150 m with sufficient turning radius)
2		Loop street	7.5 m (maximum length 150 m)
3		Service road	9 m
		Residential Street	
4	a	Up to length of 200 m	7.5 m
	b	Above 200 m up to 300 m	9 m
	c	Above 300 m	12 m
5		Collector street (minor roads)	15 m
6		Major roads (feeder streets)	18 m
7		Arterial roads	24 m
8		Commercial	12m
9		Industrial	12 m

TABLE – 35
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	Minimum 0.20
ii) Basic primary and Higher primary school (age group 6 to 14 years)	3,500 to 4,500	(Including play ground) 1.00
iii) Higher secondary school (age group 14 to 17 years)	15,000	Minimum 2.00 (including play ground)
iv) College	50,000	Minimum 3.0 to 4.0 (including play ground)
b) Medical Facilities:		

i) Dispensary	5,000	0.10
ii) Health Centre	20,000	0.40 (including staff quarters)
c) Other facilities:		
i) Post and Telegraph	10,000	0.15 (including staff quarters)
ii) Police Station	10,000	0.20
iii) Religious Building	3,000	0.10
iv) Filling Station	15,000	0.05

TABLE – 36

Standards for Parks, play ground and open spaces

Sl. No.	Category	Population per unit	Area in hectares
1.	Tot-lot	500	Minimum 0.05
2.	Children park	2,000	Minimum 0.20
3.	Neighborhood play ground	1,000	Minimum 0.20
4.	Neighborhood park	5,000	Minimum 0.80

15.0 Approval of Layouts.

15.1 Approval of Residential private layouts:

A. If the private Residential layout for approval consists of only one single unit, approval shall be given subject to the following conditions

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

2. The land shall have access from the public road and the land use shall be in accordance with the Zoning Regulations of the Master Plan.

3. The proposed roads and land uses like open spaces and others, if any in the Master plan shall be incorporated while approving and the same shall be handed over to the Local Authority free of cost through a registered relinquishment deed by the owner.

4. Due to the incorporation of Master plan road, if a piece of land submitted for single plot approval is getting divided in to two or more number of plots, the same has to be approved considering the whole proposal under this regulation as a single plot layout. (this is allowed only when the land in question is divided due to incorporation of Master Plan Roads)

5. 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.

6. 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.

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

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

2. The land shall have access from the public road which shall not be less than 6 m and the land use shall be in accordance with the Zoning Regulations of the Master Plan.

3. The area earmarked for residential sites shall be a maximum of 55% of the total extent.

4. The minimum road width within the layout shall be as mentioned in Table-34

5. The area under parks, playgrounds and open spaces shall not be less than 10% of the total extent and the area under Civic Amenity shall not be less than 5% of the total extent.

6. Whenever due to the provision of buffer or no development zone, if park and open space area exceeds 15% then the area reserved for civic amenity site may be relaxed.

7. In exceptional cases after incorporation of proposed roads of the Master Plan, If area under roads crosses 45%, then the area reserved for park, open space and Civic Amenity to be relaxed till to reach 50% Residential area and remaining area should be reserved for park, open space and civic amenity.

8. The area reserved for parks and Open spaces and Roads shall be handed over to the Local Authority free of cost through a registered relinquishment deed.

9. The area reserved for Civic amenities shall be handed over to the Chikkaballapura Development Authority free of cost through a registered relinquishment deed.

10. Out of the area earmarked for residential purpose up to 5% of the total extent of land may be earmarked for commercial / neighborhood shops while approving the layout.

11. Whenever the total area of land of private residential layout is 4,000 Sq.m and below then 15% of the total area shall be reserved for parks and open spaces and civic amenity site shall be dispensed with.

12. The development 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.

13. 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.

15.2 Approval of non-residential private layouts:

A. If the private non-residential layout for approval consists of only one single unit, approval shall be given subject to the following conditions:

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

2. The minimum frontage for the plot shall be 15 m.

3. The land shall have access from the public road and the land use shall be in accordance with the Zoning Regulations of the Master Plan.

4. In cases after the incorporation of road proposed in master plan the area of Roads shall be handed over to the Local Authority free of cost through a registered relinquishment deed.

5. Due to the incorporation of Master plan road, if a piece of land submitted for single plot approval is getting divided in to two or more number of plots, the same has to be approved considering the whole proposal under this regulation as a single plot layout. (this is allowed only when the land in question is divided due to incorporation of Master Plan Roads)

6. Minimum of 5% of the total extent of land shall be reserved for vehicle parking and the car parking provide shall also taken into account for calculating the parking space prescribed in the Zoning Regulations as per the total floor area of the building.

7. Minimum of 10% of the total extent shall be earmarked as open space.

8. The area reserved for vehicle parking and open space shall be maintained by the land owner and this land shall not be used for any other purpose by the land owner.

9. The development 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.

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

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

2. The land shall have access from the public road and the land use shall be in accordance with the Zoning Regulations of the Master Plan.

3. The minimum road width shall be 12.0 M.

4. Minimum of 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.

5. Minimum of 10% of the total extent of land shall be earmarked as open space.

6. The area earmarked for parking, open space and roads shall be handedover to the Local Authority free of cost through a registered relinquishment deed before taking up development of the layout.

7. The development 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.

16.0 Terms And Conditions For Amalgamation and Bifurcation/Sub-Division of Plots.

16.1 Amalgamation.

(a) Building site(s) which is a part of the layout/sub-division plan/Development scheme/scheme or Gramatana site(s) may be amalgamated with prior permission of the commissioner of the authority.
(b) The commissioner of the authority in addition to ensuring that the building site *does not fall* in the survey number of the village, shall also have to obtain duly signed document that establishes the site as Gramatana site from Tahsildar or such Competent Authority of the Revenue Department.
(c) Amalgamation of the Building sites shall be considered only in the case of Building sites having absolute ownership and sites that are held by private individuals which are under lease agreement shall not be considered.
(d) Building sites having similar land use shall only be amalgamated.
(e) Building sites having road width of 6.0m and above shall only be amalgamated.
(f) Ownership of the sites to be amalgamated could be either single or multiple names /family members/company.
(g) Amalgamation shall not be considered where Building sites are earmarked as EWS sites in the Sub-division plan or Layout Plan or residential scheme.
(h) An additional fee for such amalgamated building site shall be collected as prescribed under section 18(1) of the Act.
(i) The local authority shall not issue khata for amalgamated building sites without the prior approval of the authority.

(j) Permission under Section 15 of the Act for construction of building shall be given considering the amalgamated building site as a single building site and regulations for development in case of such amalgamated building site shall be reckoned with reference to the new dimensions and area of the amalgamated building site, no permission shall be granted for apartment building in the amalgamated building sites.

16.2 Bifurcation/Sub-Division Of Plots.

a) A building site which is a part of the sub-division plan/development scheme/scheme duly approved by the authority or Gramatana site may further be subdivided with prior permission of the commissioner of the authority.
b) The commissioner of the authority in addition to ensuring that the building site does not fall in the survey number of the village, shall have to obtain duly signed document that establishes the site as Gramatana site from Tahsildar or such competent authority of the Revenue Department.
c) In any case, the sub divided sital area of the building site shall not be less than 50 Sq.m.
d) Sub-divided/bifurcated building site shall have an access of minimum 3.5m wide.
e) The sub-divided building site facing the road/street shall have a minimum of 6.0m frontage.
f) An additional fee for such sub-division of the building site shall be collected as prescribed under section 18(1) of the Act.
g) The local authority shall not issue khata for subdivision or bifurcation of building sites without the prior approval of the authority.
h) In all such sub-divisions, whether corner site or intermediate site, front setback for the resulting site abutting the road shall be the same as that of the original building site and not that of the sub-divided building site.

17.0 Regulations 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 cities like Chikkaballapura the concept of 'Integrated Township' with minimum 40 Ha of land having access from minimum 18 m road width is a good approach for the future growth of cities.

Permissible in residential / commercial / industrial zones

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

b. Permissible Land Use
1. Residential
2. Commercial
3. Industrial / IT-BT related activities

c. Permissible usage (max.% of allowable usage)

1. Residential/commercial/ industrial - 45%.

2. Commercial – 5 %.

d. Minimum Road width required - 18 m.

e. Other Regulations for approval of integrated town ship

1) 10% of the total area shall be reserved for parks & open space. It shall be handed over to the Authority / Local Authority free of cost & shall be maintained by the developer to the satisfaction of the Authority/ Local Authority.

2) 5% of the site area shall be reserved for public & semi-public use / CA sites & shall be handed over to the Authority; the same shall be allotted by the Authority for development for specified C.A. either to the developer or others on lease basis.

3) The FAR is calculated on entire area excluding area reserved for parks and open space and CA.

4) Proposed Roads in the Master Plan-2031(Revision-I) shall be incorporated within the development plan and shall be handed over to the Authority/ Local Authority free of cost. Through roads passing through the township shall be handed over to the Authority/ Local Authority and it shall have access for public use. The FAR & coverage shall be as below:

TABLE – 37

FAR and Ground coverage for Integrated Township.

Sl.No.	Road Width	Coverage	FAR Allowable
1.	18.0 m upto 24.0 m	55%	2.50
2.	Above 24.0 m	50%	2.75

18.0 Regulations for Re-development Schemes:

In case of Slum Redevelopment Scheme, taken up by the Karnataka Housing Board and Karnataka Slum Clearance Board, the following regulations given in the **TABLE - 38** below shall be applicable.

TABLE – 38

<table>
<tr><th>Sl. No.</th><th colspan="5">Regulations for Slum Redevelopment Scheme</th></tr>
<tr><td>1</td><td colspan="5">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 rowspan="4">2</td><td colspan="5">FAR & Ground Coverage taken up in the same location.</td></tr>
<tr><td>Extent in Ha</td><td>Coverage</td><td>FAR</td><td>Min. Road width</td><td>Min. All round Set back</td></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 and 12m 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>
<tr><td rowspan="6">3</td><td colspan="5">FAR & Ground Coverage for a relocation scheme.</td></tr>
<tr><td colspan="2">Road width in m.</td><td>Coverage</td><td>FAR</td><td>Set backs</td></tr>
<tr><td colspan="2">Less than 12</td><td>60%</td><td>2.00</td><td rowspan="5">As per TABLE - 19 or 20.</td></tr>
<tr><td colspan="2">Above 12 and up to 18</td><td>55%</td><td>2.25</td></tr>
<tr><td colspan="2">Above 18 and up to 24</td><td>55%</td><td>2.50</td></tr>
<tr><td colspan="2">Above 24 and up to 30</td><td>50%</td><td>3.00</td></tr>
<tr><td colspan="2">Above 30</td><td>50%</td><td>3.25</td></tr>
<tr><td>4</td><td colspan="5">Minimum Open space and Civic Amenity area
Open space and Civic Amenity area shall be 15% of total site area. 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 colspan="5">Commercial
2% of the total area may be reserved for Commercial use subject to fulfillment of parking area.</td></tr>
</table>

6	**Set-backs** As shown in item number 19 & 20
7	**Distance between the blocks** Up to 15 m height 6.0 m minimum & Above 15m height 9.0m minimum shall be provided.

18.1 Regulations:

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 staircases 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:

1. Wherever lifts are required to be installed as per byelaws, 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.

a. Clear internal depth 1100 mm (1.10 m)
b. Clear internal width 2000 m (2.00 m)
c. Entrance door width 900 mm (0.90)

2. The lift lobby shall have a minimum inside measurement of 1.80 m 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.-

1. The minimum size of toilet shall be 1.50 m x 1.75 m.
2. 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 thebuilding is meant for the predominant use of children, the height of hand railsmay be suitably altered.

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

1) The access path to the building and to the parking area;
2) The landing lobby towards the information board, reception, lifts, staircase and toilets;
3) At the beginning / end of walkway where there is vehicular traffic;
4) At the location abruptly changing in level and at the beginning / end oframp;
5) 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 approachthem 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.

19.0 Establishment and composition of the Heritage conservation committee.

19.1 For every district, except Bengaluru District, there shall be a Heritage Conservation Committee (hereinafter referred to as the committee), consisting of the following Members appointed by the State Government.

TABLE – 39

For all other Development Authorities or Planning Authorities		
1.	The Deputy Commissioner	Chairman
2.	The Commissioner, Archaeology, Museums and Heritage Department, Mysore or his nominee.	Ex-Officio Member
3.	The Joint Director or Deputy Director or Assistant Director of Town and Country Planning of the respective City Corporation.	Ex-Officio Member
4.	Town Planning Member Of The Respective Urban Development Authority	Ex-Officio Member
5.	Representative from the Department of Tourism.	Ex-Officio Member
6.	The Assistant Director of Department of Archaeology, Museums and Heritage of state.	Ex-Officio Member
7.	The Commissioner of the respective Corporation.	Ex-Officio Member
8.	The Commissioner of the respective City Municipal Council.	Ex-Officio Member
9.	The Chief officer of the respective Town Municipal Council.	Ex-Officio Member
10.	The Chief officer of the respective Town Panchayat.	Ex-Officio Member
11.	A Structural Engineer having experience of at least ten years in the field and membership of the Institute of Engineers (India)	Member
12.	Representative of Archaeological survey of India, Government of India.	Member
13.	The Project Director, DUDC Cell.	Ex-Officio Member
14.	An Architect having at least ten years of experience in architecture and five years in heritage conservation architecture and membership of the Council of Architecture.	Member
15.	An Environmentalist with post graduate degree from a recognized university and	Member

	having in depth knowledge and having experience of ten years in the subject.	
16.	The Commissioner of the respective Corporation.	Member
17.	The Commissioner of the respective City Municipal Council.	Member
18.	The Chief officer of the respective Town Municipal Council.	Member
19.	The Chief officer of the respective Town Panchayat.	Member
20.	A Structural Engineer having experience of at least ten years in the field and membership of the Institute of Engineers (India)	Member
21.	Representative of Archaeological survey of India, Government of India.	Ex-Officio Member-Convener

Provided that in respect of Bengaluru, since Bangalore Development Authority is the Planning Authority, the Art commission constituted under section 51 of the Bangalore Development Authority Act, 1976 (Karnataka Act 12 of 1976) shall be the Heritage conservation committee for the purpose of these regulations.

1) The Committee shall have the power to appoint two additional members who may have lesser experience, but who have special knowledge of the subject matter.

2) The tenure of the non official members shall be three years: Provided that, the same person shall be eligible for reappointment for further period of three years.

3) No meeting shall be conducted unless one-third of the members are present from the beginning to the end of such meeting. Any vacancy in the office of members shall not vitiate any decision taken by the majority of the members present.

20.0 Powers and Functions of the Committee

The Committee shall exercise the following powers and following functions, namely

1) to advise the Local Authority whether development permission shall be granted under these regulations and the conditions under which permission may be accorded;

2) to prepare a list of buildings, artefacts, structures, areas, precincts of historic, aesthetic, architectural, cultural or environmental significance and

a supplementary list of natural features of environmental significance or scenic beauty including sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas etc., to which these regulations shall apply from time to time, and grade them according to the heritage value;

3) to advise whether any relaxation, modification, alteration or variance of any of the zonal regulations or building bye-laws, is called for;

4) to assist the Archaeology, Museums and Heritage Department (AM&HD) in framing regulations for specific precincts and if necessary for natural features to guide the planning or local or competent authority, regarding issue of permissions.

5) to advise on the extent of Development Rights Certificates to be granted.

6) to advise whether Development Right Certificates may be allowed to be consumed in a heritage precinct.

7) to advise in terms of these regulations to allow commercial or office or hotel use of a heritage building and when to terminate the same.

8) to advise the planning or local or competent authority in the operation of advertisements or bill boards or street furniture.

9) to make recommendations to the local or competent authority regarding guidelines to be adopted by those private parties or public or Government agencies that sponsor beautification schemes near heritage building and precincts at public intersections and elsewhere.

10) to provide technical advice, if possible, on the guidelines to the owners of heritage buildings or precincts to protect, conserve or restore them.

11) to recommend or advice the Archaeology, Museum and Heritage Department in preparing special designs and guidelines or publications for the listed buildings, control of height and essential facade characteristics, such as maintenance of special types of balconies and other heritage items of the buildings and to suggest suitable designs and appropriate material for replacements, keeping the old form intact to the extent possible.

12) to recommend or advice the Archaeology, Museum and Heritage Department in preparing guidelines relating to design elements and conservation principles to be adhered to and to prepare other guidelines for the purpose of these regulations.

13) to advise the local authority on any other issues as may be required, from time to time, during the course of scrutiny of development permissions and in overall interest of heritage or environmental conservation.

14) to appear before the Government either independently or through or on behalf of the local authority in cases of listed buildings or precincts and listed natural features.

21.0 Procedure for the preparation of list of the heritage sites, buildings, precincts and natural features.

1) The list of the heritage sites, buildings, precincts and additions thereto shall be declared by the planning authority on the advice of the committee and notified accordingly:

Provided that, before the list is so notified, objections and suggestions from all persons likely to be affected shall be invited by newspaper notification of which at least two newspapers published in local language, granting at least fifteen days of time.

2) Restrictions on the heritage precincts shall be in force with effect from the date of Such newspaper notification:

Provided that, such listing does not prevent change of ownership or usage.

3) The list may be supplemented from time to time by the Government, on receipt of proposal from the concerned agency or suo motto:

Provided that, before the list is so notified, objections and suggestions from all persons likely to be affected shall be invited by newspaper notification of which at least two newspapers published in local language, granting at least fifteen days of time.

21.1 Criteria for listing-

Before the list so notified under clause 3, the following criteria shall be observed, namely,

a	Value for architectural, historical or cultural reasons.	A
	Architectural	A(arc)
	Historical	A(his)
	Cultural	A(cul)
b	The date or period or design or unique use of the building or artifact.	B
	Building or artifact	
	Period	B (per)
	Design	B (des)
	Use	B (use)
c	Relevance to social or economic history.	C (seh)
d	Association with well-known persons or event.	D (bio)
e	A building or group of buildings or areas of distinct architectural design or style, historic period or way of life having sociological interest or community value. Historical	E

f	The unique value of building or architectural feature or artifact or being part of a chain of architectural development that would be broken if it were lost.	F
g	Its value as a part of a group of buildings.	G (gr)
h	Representing forms of technological development.	H(tec)
i	Vistas of natural or scenic beauty or interest, including water-front areas, distinctive or planned lines of sight, street lines of sight, street line, skyline or topographical.	I (se)
j	Open spaces sometimes integrally planned with their associated areas having a distinctive way of life which have the potential to be areas of recreation.	J
k	Natural heritage sites.	NH
l	Sites of scenic beauty.	(sec)

21.2 Grading

Heritage sites, buildings, precincts and natural features shall be graded as I, II, III, as detailed below.-

	GRADE – I	**GRADE - II**	**GRADE - III**
(a) Definition	Shall comprises of the buildings and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material, usage or aesthetics, which may be associated with a great historic event, personality, movement or institution; Shall have been and are the prime landmark ofthe region; and All natural sites.	**(i)** Shall comprise of the buildings and precincts of regional or local importance possessing special architectural or aesthetic merit or cultural or historical significance of a lower scale than in Grade-1; **(ii)**They shall have been and are the local land marks that contribute to the image and identity of the region; and **(iii)**They may be the work of master craftsmen or may be	**(i)**Shall comprise of the buildings and precincts of important townscapes; **(ii)**They evoke architectural, aesthetic or sociological interest of a lower scale than in Grade - II; and **(iii)**They contribute to determine the character of the locality and are the representatives of lifestyle of a particular community or region and be distinguished by setting on a street

		models of proportion and ornamentation or designed to suit a particular climate.	line or special character of the façade and uniformity of height, width and scale.
(b) Objective	Deserves careful preservation.	Deserves intelligent Conservation.	Deserves protection of unique features and attributes.
(c) Scope for changes	Interventions shall be permitted to enter on the exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings or precincts or any part or features thereof. For this purpose, only absolutely essential and minimal changes shall be allowed and they must be in accordance with the original.	**(i)**Internal changes and adaptive reuse shall generally be allowed but external changes shall be subject to scrutiny. Care shall be taken to ensure the conservation of all the special aspects for which it is enlisted under these regulations. **(ii)**Extension or additional buildings in the same plot or compound may be allowed in certain circumstances: Provided that, the extension or additional building is in harmony with and does not detract from the existing heritage buildings or precincts, especially in terms of height and facade.	**(i)**External and internal changes and adaptive reuse shall generally be allowed. Changes may include extensions and additional building in the same plot or compound: Provided that the extension or additional building is in harmony with and does not detract from the existing heritage building or precinct especially in terms of height or facade; and **(ii)**Reconstruction shall be allowed when the building is structurally weak or unsafe or affected by accidental fire or any other calamity or if reconstruction is Required to consume the permissible FSI and no other option other than reconstruction is available: Provided that, unless absolutely essential, nothing shall be allowed to spoil or

			destroy the special features or attributes for which it is enlisted under these regulations.
(d) Procedure	**(i)**Development permission for the changes shall be given by the Planning Authority in the advice of the heritage conservation committee. **(ii)** All developments in the areas surrounding the entitled building or precinct, shall be regulated and controlled, ensuring that it does not mar the grandeur of or view from the unlisted building or precinct.	**(i)** Development permission for the changes shall be given by the Planning Authority in consultation with a sub-committee formed under the heritage conservation committee **(ii)** All development in the areas surrounding the enlisted building or precinct, shall be regulated and controlled, ensuring that it does not mar the grandeur of or view from the unlisted building or precinct.	**(i)**Development permission for the changes shall be given by the Planning Authority in accordance with the guidelines, which shall be laid by the Government in consultation with the heritage conservation committee. **(ii)** All development in the areas surrounding the enlisted building or precinct, shall be regulated and controlled, ensuring that it does not mar the grandeur of or view from the unlisted building or precinct.

21.3 Restriction on development, re-development, repairs, etc.

1) No development or re-development or engineering operations or additions or alterations or .repairs or renovation, including the painting of buildings, replacement of special features or plastering or demolition of any or part thereof of the enlisted buildings, precincts and natural features, including the compound wall, shall be allowed, except with the prior written permission of the local planning authority, in accordance with these regulations:

Provided that, before granting any such permission for alteration of boundaries of any enlisted buildings, precincts or natural features, objections and suggestions from the public shall be invited, by publishing prominently, in two local newspapers and duly considered by the Committee:

Provided further that, only in exceptional cases, for reasons to be recorded in writing, the planning authority may refer the matter back to the heritage conservation committee for reconsideration.

2) Heritage buildings and precincts which are under the control of department of Public Works or Corporation or Universities or Boards and any other Government organizations, under the purview of Government of Karnataka and Government of India, shall be enlisted and declared as heritage properties:

Provided that, the decision of the heritage conservation committee, after such re-consideration shall be final.

3) To preserve the heritage value of the zone, the committee shall have the power to direct, especially in areas designated, that the exterior design and height of buildings shall have prior approval.

4) The local authority before permitting signs, outdoor display structures including street furniture in the enlisted building or precinct, shall strictly follow the specifications, codes, conditions given below.-

(A) The display or averting signs and outdoor display structures on building and land shall be permitted in accordance with Part X - Signs and Outdoor Display Structures of National Building Code of India.

(B) In addition to condition specified under item (A), the following provisions shall apply to advertisement signs in different land use zones.-

i. in case of residential Zone, the following non-flashing neon signs with illumination not exceeding 40-watt light.

a) One name plate with an area not exceeding 0.1 square metres for each dwelling unit.
b) For other uses permissible in the zone, one identification sign or bulletin board with an area not exceeding 10 square metres, provided that, such area shall not exceed 1.5 metres height.
c) 'For sale' or 'for rent' signs for real estate, not exceeding 2 square metres in area, provided they are located on the premises offered for sale or rent.

ii. in case of residential Zones with shop lines, non-flashing business sign placed parallel to the wall and not exceeding 1 meter in height per establishment.

iii. notwithstanding the provisions under item (A) and (B), no advertisement sign or outdoor display structures shall be permitted on buildings of architectural, aesthetic, historical or heritage importance as may be decided by the local authority on the advice and approval of the committee, including on Government buildings:

Provided that, in the case of Government buildings only advertising signs or outdoor display structures shall be permitted, if they are related to the activities, purposes or programs of the said building, which shall be approved by the committee.

Provided further that, if the committee so advises, the local authority shall refuse permission for any sign or outdoors display structure.

Provided also that, the Committee may prescribe additional guidelines for the same.

21.3 Responsibility of the owners.

It shall be the duty of the owners of enlisted buildings and precincts to carryout regular repairs and maintenance, at their own cost. The Government or the local authority shall not be responsible for such repairs and maintenance, except for the buildings owned by the Government or local authority.

21.4 Regulations for specified heritage precincts or natural features.

1) In case of heritage precincts and natural features, where it is deemed necessary by the committee, development permission in the form of commencement certificate shall be ,granted in accordance with separate guidelines prescribed for the respective precincts or natural features, which shall be framed by the Archaeology, Museums and Heritage Department (AM&HD) in consultation with the local authority, on the advice of the committee.

2) These guidelines shall concern architectural appearances, materials, the setting of buildings, their volumes, height, planting of trees and include regulations, which will .govern planning, building permissions, choices of restoration methods or spatial planning.

3) Separate guidelines shall be prepared after commissioning a study of the enlisted precincts or natural features by the Archeology, Museum and Heritage Department. The study shall identify the heritage issues in all its aspects, fix the objectives to be reached in order to assure the conservation of the heritage identified and to draft guidelines for management and development of the same. The local authority shall consider the draft guidelines submitted by Archaeology, Museum and Heritage Department and obtain public opinion by publishing in the official Gazette and in leading newspapers for inviting suggestions and objections from the public. The local authority, Archaeology, Museum and Heritage Department and the Committee shall consider all the suggestions and

objections received within a period of sixty days from the date of publication in the official Gazette.

4) After consideration of the suggestions and objections, the Archaeology, Museum and Heritage Department in consultation with local authority, acting on the advice of the committee, shall modify, if necessary, the draft guidelines and forward the same to the local authority for further submission to the Government for sanction;

Provided that, pending the consideration of suggestions and objections and pending final sanction from Government to the draft guidelines, the committee shall have due regard to the draft guidelines, while considering applications for development, re-development, etc., of the heritage buildings or precincts or natural features.

22.0 Road widening and building lines.

1) If road widening or building line, under the Karnataka Town and Country Planning Act, 1961, are prescribed, they shall be in accordance with these regulations, so as to protect the features of the enlisted buildings or precincts.

2) If any new road widening or building lines are proposed in the Master Plan, the local authority shall consider the heritage provisions and environmental aspects while considering applications for development permissions in these precincts. Necessary steps shall be taken to modify the Master Plan accordingly and pending this action, the development of new roads shall not be carried out.

3) No widening of the existing roads under the Karnataka Town and Country Planning Act, 1961 or Master Plan shall be carried out in a manner which may affect the existing heritage buildings (even if they are not included in a heritage precinct) or which may affect the enlisted natural features.

23.0 Master plan reservations

If there are Master Plan reservations shown on heritage buildings or precincts or enlisted natural features, the reservation may be deleted or modified if required. The local authority, on the advice of the committee, shall move the Government to get these reservations deleted or modified accordingly.

23.1 Grant of Transferable Development Rights (TDR) in cases of loss of development rights.

The extent of Development Rights to be granted and used shall be determined by the rules specially framed for transfer of development rights.

23.2 Incentive uses for heritage buildings.

In cases of buildings, included in the list, falling in zones where office or commercial or hotel use is normally prohibited, if the owner or lessee agrees to maintain the listed heritage building in its existing state and to preserve its heritage status with due repairs and give a written undertaking to that effect, he may be permitted, with the approval of the committee, to convert part or the whole thereof of the non-commercial area, within such heritage building to commercial or office or hotel;

Provided that, if the heritage building is not maintained suitably or if the heritage value of the building is allowed to be diminished in any manner, the local authority suo motto or on the advice of the committee, shall revoke permission given for such use.

24.0 Maintaining skyline and architectural harmony.

Buildings within heritage precincts or in the vicinity of heritage building or listed natural features, shall maintain the skyline and follow the architectural style (without any high rise or multi-storied development), as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of, or the view from, the said heritage building or precinct or natural feature. The development within the precinct or in the vicinity of heritage building or natural features shall be in accordance to the guidelines framed by Archaeology, Museum and Heritage Department in association with the local authority on the advice of the committee.

24.1 Repair fund.

With a view to give monetary help for repairs of the enlisted property, a separate fund shall be created through Government grants or local authorities or public contributions, which shall be available to the local authority, who shall disburse the funds on the advice of the committee:

Provided that, nothing mentioned above shall be deemed to confer any right on the owner or occupier of the plot to demolish or re-construct or make alterations or additions to his enlisted building or building in a enlisted precinct, if in the opinion of the committee, such demolition or re-construction or addition is undesirable.

24.2 Voluntary contribution and agreement with any voluntary organization, person or company.

1) The local authority may receive voluntary contributions towards the cost of maintaining any enlisted building or precinct, and shall manage such contributions for the purpose of preservation and conservation.

2) Subject to the prior approval of the Government, local authority may enter into any agreement with any person or voluntary organization or company, whether incorporated or not, willing to preserve and conserve any enlisted building or precinct, owned by Government on such terms and conditions as the Government may determine."