

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 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 over crowding 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 Interim Master Plan. It also ensures solutions to problems of development under local conditions.

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

1. **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, BMRDA or the Director of Town Planning, government of Karnataka, Bangalore shall be consulted by the authority.
2. 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
3. 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 Zonal Regulations, unless the context otherwise requires, the expressions given below shall have the meaning indicated against each of them.

- 2.1 **'Act'** means the Karnataka Town and Country Planning Act, 1961.
- 2.2 **'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.
- 2.3 **'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.
- 2.4 **'Apartment'** means a room or suite or rooms, which are occupied or which is intended or designed to be occupied by one family for living purpose.
- 2.5 **'Apartment building / multi dwelling'** means a building containing four or more dwelling units, or two buildings blocks, each containing two or more dwelling units on a given property.
- 2.6 **'Applicant'** means any person who gives notice to the Authority with an intention to erect or re-erect or alter a building.
- 2.7 **'Balcony'** means a horizontal cantilever projection including a handrail or balustrade, to serve as passage or sit out place.
- 2.8 **'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 mtrs. above the average ground level.
- 2.9 **'Building'** includes;
 - 2.9.1 A house, out-house, stable, privy, shed, well, verandah, fixed platform, plinth, door step and any other such structure whether of masonry, bricks, wood, mud, metal or any other material whatsoever;
 - 2.9.2 A structure on wheels simply resting on the ground without foundation;
 - 2.9.3 A ship, vessel, boat, tent and any other structure used for human habitation or used for keeping animals or storing any article or goods on land.
- 2.10 **'Building line'** means the line up to which the plinth of buildings may lawfully extend within the plot on a street or an extension of a street and includes the line prescribed, if any, or in any scheme.

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- 2.11 **'Chajja'** means a continuous sloping or horizontal cantilever projection provided over an opening or external wall to provide protection from sun and rain.
- 2.12 **'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.
- 2.13 **Civic Amenity:** "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
- 2.14 **'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, multi plex, kalyanamantapa, 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.
- 2.15 **'Corner plot'** means a plot facing two or more intersecting streets.
- 2.16 **'Corridor'** means a common passage or circulation space including a common entrance hall.
- 2.17 **'Courtyard'** means a space permanently open to the sky either interior or exterior of the building within the site around a structure
- 2.18 **'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 meters;
 - iv. Sump tank and electric transformer.

- 2.19 **'Cross wall'** - means an internal wall within the building upto the roof level or lintel level.
- 2.20 **'Density'** means concentration of population expressed in terms of number of persons per hectare in a particular area.
- 2.21 **'Detached building'** means a building, the walls and roof of which are independent of any other building with open spaces on all sides, except the portion covered by the garage.
- 2.22 **'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 of any land.
- 2.23 **'Drain'** means any pipe or other construction emanating from a plumbing fixture unit, traps, gullies, floor traps, etc., which carries water, or waste water in a building and connects to the drainage system.
- 2.24 **'Drainage'** means the removal of any waste liquid by a system constructed for this purpose.
- 2.25 **'Dwelling unit / Tenement'** means an independent housing unit with separate facility for living, cooking and sanitary requirements.
- 2.26 **'Exit'** means a passage, channel or means of egress from any floor to a street or other open space of safety.
- 2.27 **'External wall'** means an outer wall of the building not being a partition wall even though adjoining a wall of another building and also a wall abutting on an interior open space of any building.
- 2.28 **'First floor'** means the floor immediately above the ground floor, on which second and other floors follow subsequently.
- 2.29 **'Flatted factory'** means premises having group of non-hazardous small industrial units as given in schedule-I and II having not more than 50 workers and these units are located in multi-storeyed buildings.
- 2.30 **'Floor'** means the lower surface in a storey on which one normally walks in a building. The general term 'floor' does not refer basement or cellar floor and mezzanine.
- 2.31 **'Floor Area Ratio' (FAR)** means the quotient of the ratio of the combined gross areas of all floors, except the areas specifically exempted under these regulations, to the total area of the plot, viz.

Floor Area Ratio =	Total floor area of all the floors.
	Plot Area

- 2.32 **'Frontage'** means the measurement of the side of any site abutting the road.
- 2.33 **'Garage'** means a structure designed or used for the parking of vehicles.

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- 2.34 **'Government'** means the Government of Karnataka.
- 2.35 **'Ground floor'** means immediately above the level of the adjoining ground level on all sides or above the basement floor.
- 2.36 **'Group Housing'** means apartments or group of apartments on a minimum plot size of 1 hectare or more with one or more floors and with one or more dwelling units in each floor. They are connected by an access of not less than 3.5 m in width, if they are not approachable directly from the road.
- 2.37 **'Head room'** where a finished ceiling is not provided the lower side of the joists or beams or tie beams shall determine the clear headroom.
- 2.38 **'Height of Building'** means the vertical distance measured in the case of flat roofs from the average road level of the site to the top of the roof and in the case of pitched roofs up to the point where the external surface of the outer wall intersects a finished surface of the sloping roof and in case of gable facing the street, the mid point between the eave-level and the ridge. Architectural features, service no other function except that of decoration shall be excluded for the purpose of measuring height. Water tank, chimneys, lift room, stair case room, and parapet are also excluded for the purpose of measuring height.
- 2.39 **'High-rise Building'** means a building measuring G+4 or 15 meters and above, whichever is less. However, chimneys, cooling towers, boiler, rooms/ lift machine rooms, cold storage and other not-working areas in case of industrial buildings and water tanks, and architectural features in respect of other buildings may be permitted as a non-High Rise building.
- 2.40 **'Industrial building'** means a building wholly or partly used as a factory, for the manufacture of products of all kinds including fabrication and assembly, power plant, refinery, gas plant distillery, brewery, dairy, factory, workshop etc.
- 2.41 **'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 Master plan and the Zoning Regulations.
- 2.42 **'Layout'** means any subdivision of land with the formation of a new road or an access road.
- 2.43 **'Master Plan'** means Interim Master Plan/Master Plan/ Master Plan (Revised) prepared for the Local Planning Area of Hoskote approved by the Government under the Karnataka Town and Country Planning Act, 1961.
- 2.44 **'Mezzanine floor'** means an intermediate floor between two floors, above ground level with area of mezzanine floor restricted to 1/3 of the area of that floor and with a minimum height of 2.20mts.
- 2.45 **'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.

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- 2.46 **'Penthouse'** means a covered space not exceeding 10 square meters on the roof of a building, which shall have at least one side completely open.
- 2.47 **'Plinth'** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 2.48 **'Plinth area'** means the built up covered area of the building / buildings immediately above plinth level.
- 2.49 **'Plinth level'** means the level of the floor of a building immediately above the surrounding ground.
- 2.50 **'Porch or portico'** means a roof cover supported on pillars or cantilevered projection for the purpose of pedestrian or vehicular approach to a building.
- 2.51 **'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, a church, temple, chapel, mosque or any place of public worship, dharmashala, college, school, library, theatre for cultural activities, public concert room, public hall, hospital run by public institutions, public exhibition hall, lecture room or any other place of public assembly.
- 2.52 **'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.
- 2.53 **'Row Housing'** means a row of houses with only front, rear and interior open spaces.
- 2.54 **'Semi-detached Building'** means a building detached on three sides with open spaces as specified in these regulations.
- 2.55 **'Service Apartments'** means fully furnished room or suite or rooms with kitchen, which are intended to be rented out on daily/weekly/monthly basis.
- 2.56 **'Service Road'** means a road / lane provided at the front, rear or side of a plot for service purposes.
- 2.57 **'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.
- 2.58 **'Set back'** means the open space prescribed under these Zonal Regulations between the plot boundary and the plinth of the building.
- 2.59 **'Storey'** means the space between the surface of one floor and the surface of the other floor vertically above or below.
- 2.60 **'Stilt Floor'** means a floor consisting of columns, used only as car parking and shall not exceed 2.4m in height and not be covered by enclosures and shutters.
- 2.61 **'TownMunicipality'** means the Town Municipal Council of Hoskote established under the Karnataka Municipality Act.

2.62 '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, the open spaces 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 Rules, the Building Bye Laws of Bangalore MahanagaraPalike and National Building Code of India.*
2. *The Authority till the framing of its own Building Byelaws under Section 75 of the KTCP Act 1961 shall adopt the relevant portions of the Building Byelaws of the Bangalore MahanagaraPalike 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*
3. **Safety measures against earthquake in building construction:**
Buildings with a height of 10 m and above shall be designed and constructed adopting the norms prescribed in the National Building Code and in the "criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards, making the buildings resistant to earthquake. The building drawing and the completion certificate of every such building shall contain a certificate recorded by the registered engineer / architect that the norms of the National Building Code and IS No.1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake.

I. ZONING OF LAND USE

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

1. **Residential**
2. **Commercial (Retail and Wholesale)**
3. **Industrial (Light, Medium, Heavy & Service)**
4. **Public and Semi-Public**
5. **Public Utilities**
6. **Open Spaces, Parks, Playgrounds, Buffer along River and Burial Ground**
7. **Transport and Communication**
8. **Agricultural Use**

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

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

- a) All changes are in public interest;
- b) The proposal for all such changes are displayed in the notice board of the Planning Authority, inviting objections from the public within a period of not less than fifteen days from the date of display as may be specified by the Planning Authority.
- c) Roads are permitted without change of land use.

1. RESIDENTIAL ZONE:

2.

a. Uses permitted:

Dwellings, hostels including working women and gents hostels, old age homes, orphanages, places of public worship, schools offering higher primary school courses, (with a minimum sital area of 500 sq. mtrs for nursery schools and 1000 sq. mtrs for lower primary schools) public libraries, post and telegraph offices, telephone exchange, Karnataka Power Transmission Corporation Limited counters, milk booths, HOPCOM centres, STD booths, mobile phone service repairs, computer institutes.

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

Municipal, state and central government offices, public utility buildings, cemeteries, golf clubs, banks, nursing homes, higher primary schools with minimum sital area of 2000 sqmts, hospitals for human care, (with a minimum sital area of 750 sq. mtrs and the site is abutting a road of minimum 12 mtr width), philanthropic uses, fuel storage depots, filling stations, service industries with power up to 10 HP (for all the above industries and those as per the list given in Schedule-I, power required for air conditioning, lifts and computers are excluded from HP specified above), power loom for silk twisting (up to 10 HP) provided the noise generated shall be within the limit prescribed by the Ministry of Environment and Forest, Government of India., gas cylinder storage provided it satisfies all required norms of safety, neighbourhood or convenience shops limited to 20 sq.m., internet café centres, doctors consulting room, not exceeding 20.00 sq m. provided the applicant himself is a medical professional, pay & use toilets and Service apartments, vehicle parking including multilevel car parking.

Note:

- a) *Diesel generators equivalent to the quantity of power supplied by the Karnataka Power Transmission Corporation Limited (KPTCL) may be permitted as substitute to power cut and power failures in any zone after obtaining information on the quantity of power supplied to a premises and the capacity of generator required from KPTCL. However, in residential zone installation of diesel generators be discouraged and shall be given in exceptional cases after spot verification and obtaining No Objection Certificate from the KSPCB.*

3. COMMERCIAL ZONE:

a. Uses permitted:

Uses that are permissible:- All uses that are permitted in Residential zone. Offices, shops, commercial complexes and service establishments like hair dressing saloons, laundries, dry cleaning and tailoring shops, hotels, clubs, hostels, newspaper or job printing, all type of offices, banks, places of amusement or assembly, restaurants microwave towers and stations, advertising signs conforming to relevant building byelaws, church, temple and other places of worship. Educational, Medical/Engineering/ technical and research institutions,(on the Sites having minimum 2 Ha with a minimum of 12m wide approach road). Libraries, any retail business or services not specifically restricted or prohibited therein, Filling stations, neighbourhood shops, nursing homes, Service industries listed in Schedule – I (power upto 10HP). Residential buildings including orphanages and old age homes, warehouses, and kalyanamantapas, cinema theatres, multiplexes, auditoriums, community Centres, hard and software computer offices and information technology related activities (Power required for air conditioners, lifts and computers are excluded from the HP specified above) and all uses permitted and permissible under special circumstances in residential zone.

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

Automobile workshop, manufacturing establishments employing not more than ten workers and uses permitted or permissible on appeal in the residential zone other than those specifically prohibited therein. Storage of inflammable materials, junkyard, truck terminals weigh bridges, cold storage, fruit and vegetable markets, meat and fish markets, Wholesale business.

General Note: Commercial complexes / Office Complexes/ neighbourhood shops should have sufficient provision for toilet for visitors in each floor and should be shown on plan. It shall have waste disposal arrangements.

4. INDUSTRIAL ZONE:

a. Uses that are permissible: All uses that are permitted in Residential and Commercial zone. All industries like IT and BT industries, Microwave towers, Power plants, Filling stations, Parking lot (including multi level), Bus and truck terminals, Loading and unloading facilities, Warehouses, Public utilities like garbage and sewage disposal, Municipal and Government offices, Dwellings for manager, watch and ward staff in an area not exceeding 1000sqm or 10% of the total area, whichever is lower. Obnoxious industries are not permitted. Canteen and recreation facilities, kalyanamantapa, office, shops, clubs, job printing, banks, restaurants, dispensary and automobile service stations. There is no power limitations for industries to be permitted in this zone.

b. Uses that are permissible under special circumstances by the Authority: Obnoxious industries are subject to clearance from the State Pollution Control Board, Junk yards, Dairy and poultry farms, Ice and freezing plants with power, Sports and Recreation uses, Resorts and Amusement parks. Wherever IT and BT industries are permitted in area of 5 Hectares and above, 25% of the area may be allowed for residential apartment for the convenience of the employees.

4. PUBLIC AND SEMI-PUBLIC USES:

a. Uses permitted:

All Central, State and Quasi Government offices and centres and institutional office, educational, college campus including hostel facilities for students, cultural and religious institutions including libraries, reading rooms and clubs, medical and health institutions, cultural institutions like community halls, opera houses, clubs, predominantly non commercial in nature, utilities and services, water supply installations including disposal works, electric power plants, high tension and low tension transmission lines, sub stations, gas installation and gas works, fire fighting stations, filling stations, banks, and quarters for essential staff and all uses permitted under parks and playgrounds.

Note: Retail shops, restaurants, filling stations, clubs, banks, canteens, dwellings required for power maintenance and functioning of public and semi-public uses in the zone may be permitted when they are run on non commercial basis in their own premises and ancillary to the respective institutions.

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

Parking lot, repair shops, parks, playgrounds and recreational uses, stadium, cemeteries, crematorium, clubs, canteen, libraries, aquarium, planetarium, museum, horticultural nursery and swimming pool, orphanages and old age homes.

5. PUBLIC UTILITIES:

a. Uses permitted:

Water supply installations including treatment plants, storage reservoirs, OHT, drainage and sanitary installations including treatment plants and disposal works, drying beds, solid waste management, electric power plants, high and low tension transmission lines and power sub-stations, micro-wave towers, gas installations and gas works, fire stations, milk dairies.

Uses that are permitted under special circumstances by the Authority:

Shops, canteens, offices, banking counter, dwellings required for proper maintenance and functioning of public utility and other ancillary users, in their own premises as an ancillary to the respective institutions not exceeding 5% of the total area.

6. PARKS, PLAYGROUNDS AND OPEN SPACES:

a. Uses permitted:

Parks, play grounds, stadia, sports complexes, children's play land inclusive of amusement parks such as Disney land type, toy trains, parkways, boulevards, cemeteries and crematoria, public toilets, parking, sewage treatment plants, public use ancillary to park and open space and playground. The area of such ancillary use shall not exceed 5% of total area.

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

Clubs (non commercial nature and run by residents' association), canteens, libraries, aquarium, planetarium, museum, balabhavan, art gallery, horticulture/nursery, transportation terminals and swimming pool, milk booths, HOPCOMS centres.

7. TRANSPORTATION AND COMMUNICATION:

a. Uses permitted:

Railway lines, railway yards, railway stations, railway workshops, roads, road transport depot, bus stations and bus shelter, parking areas, truck terminals, MRTS terminals, airports and helipad, post offices, telegraph offices, telephones and telephone exchanges, television telecasting and radio broadcasting stations, microwave stations and offices in their own premises and residential quarters for watch and ward, filling stations.

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

Hotels, motels, clubs, godowns and indoor recreational uses, shops, canteens, restaurants, banks, dwellings required for proper maintenance of the transport and communication services in their own premises as an ancillary to the respective institutions not exceeding 5% of the total area.

7. AGRICULTURAL ZONE:

a. Uses Permitted:

Agriculture and horticulture, children's play land inclusive of amusement parks, such as Disney land type, eco-tourism activities, toy trains, dairy and poultry farming, pisciculture, milk chilling centres, cold storage, farm houses and their accessory building and uses not exceeding 200 sq. mts. of plinth area for the farmer's own use within the limitation of minimum plot area of 1.20 hectares. Uses specifically shown as stated in the land use plan like urban village, brick kilns, quarrying and removal of clay and stone up to 3.0 mts. depth, rice mills,

INTERIM MASTER PLAN FOR HOSKOTE LPA-2021

sugar mills, jaggery mills gardens, orchards, nurseries and other stable crops, grazing pastures, forest lands, marshy land, barren land and water sheet, Highway amenities viz., Filling stations, weigh bridges and check posts.

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

Agro processing units (as defined by C & I Dept.), places of worship, air terminal and helipads, Educational and health institutions, hospitals, libraries, sports clubs, stadiums, Parks and Playgrounds, water sports, golf centers, race course, race / driving testing tracks, cultural buildings, exhibition centers, park and open spaces, graveyards/burial grounds. Rehabilitated schemes of government, Institutions relating to agriculture, research centres, LPG bottling plant (Min. 500 mts away from human habitation), ware house, storage and sale of farm products locally produced, provided the Ground Coverage does not exceed 15 percent and subject to a maximum of Ground+ First floor only. Service and repairs of farm machinery and agricultural supplies, old age and orphanages homes, Highway facilities (Truck terminals), residential developments within the area reserved for natural expansion of villages and buildings in such areas should not exceed two floors (Ground + one).

NOTE:

1. *A buffer of 45 m is assumed all along the flow of the river on both banks, which shall be treated as no development zone.*
2. *In case of change of land use from the approved Master Plan to other use, the setbacks shall be the higher of the two uses.*
3. *Highway facilities include the activities specified in Government circular No. EICE 16 AG/EA/2004 CEAP/20-12-2004.*

SCHEDULE – I

Illustrative list of service industries that are permissible in residential zone under special circumstances by the Authority and as well as that are permissible in Retail business zone.

Sl. No.	Description
1	Bread and bakeries
2	Confectionery, candies and sweets
3	Biscuit making
4	Ice cream
5	Cold storage (small scale)
6	Aerated water and fruit beverages

INTERIM MASTER PLAN FOR HOSKOTE LPA-2021

Sl. No.	Description
7	Flour mills with 5 HP in residential zone and 10 HP in retail business zone
8	Automobile two wheelers and cycle servicing and repairs
9	Furniture (wooden and steel)
10	Printing, book binding, embossing, etc.
11	Laundry, dry cleaning and dyeing facilities
12	General jobs and machine shops
13	Household utensil repair, welding, soldering, patching and polishing(kalai)
14	Photograph, printing (including sign board printing)
15	Vulcanising
16	Tailoring
17	Handlooms (small scale)
18	Velvet embroidery shops
19	Art weavers and silk screen printing and batik work
20	Jewellery, gold ornaments and silver wares
21	Mirrors and photo frames
22	Umbrella assembly
23	Bamboo and cane products
24	Sports goods and its repair shops
25	Musical instruments repair shops
26	Optical lens grinding, watch and pen repairing
27	Radio repair shop
28	Rubber stamps
29	Card board box and paper products including paper (manual only)
30	Cotton and silk printing/ screen printing
31	Webbing (narrow, fabrics, embroidery, lace manufacturing)
32	Ivory, wood carving and small stone carving
33	Coffee curing units
34	Candles and wax products
35	Household kitchen appliances
36	Washing soaps small scale only
37	Fruit canning and preservation
38	Electric lamp fitting / Assembly of Bakelite switches.
39	Shoe making, repairing
40	Power looms (silk reeling unit up to 10 HP)
41	Areca nut processing unit
42	Beedi rolling
43	Agarbathi rolling
44.	Assembly and repair of measuring instruments(excluding handling of mercury and hazardous materials)

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Sl. No.	Description
45.	Clay & modelling with plaster of Paris.
46.	Diary products e.g. cream, ghee, paneer, etc.
47.	Enamelling vitreous (without use of coal)
48.	Milk cream separation
49.	Manufacture of jute products
50.	Manufacture of Bindi
51.	Photo copying of drawings including enlargement of drawings and designs.
52.	Packaging of shampoos
53.	Packaging of hair oil
54.	Internet café
55.	Utensil washing powder (only mixing and packaging)

II. ZONING REGULATIONS

1. The minimum set back required on all the sides of a building, maximum plot coverage, maximum FAR, maximum number of floors, maximum height of building that are permissible for different dimensions of sites and width of roads are set out in Tables given below.

TABLE –1

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

Depth of site in Mtrs.	Residential Minimum in Mtrs.		Commercial		T& T, P.U & public & semi Public		Width of site in Mtrs	Residential Minimum in Mtrs.		Commercial		T& T, P.U & public & semi Public	
	Front	Rear	Front	Rear	Front	Rear		Left	Right	Left	Right	Left	Right
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.
Upto 6	1.00	0	1.00	0	1.50	0	Upto 6	0	0	0	0	0	1.00
Over 6 Upto 9	1.00	1.00	1.50	0	1.50	1.50	Over 6 Upto 9	1.00	1.00	0	1.00	1.00	1.50
Over 9 Upto 12	1.00	1.00	1.50	1.00	2.00	1.50	Over 9 Upto 12	1.00	1.00	1.00	1.00	1.50	1.75
Over 12 Upto 18	1.50	1.50	2.50	1.50	2.50	1.50	Over 12 Upto 18	1.50	2.00	1.50	2.00	1.75	2.50
Over 18 Upto 24	2.50	2.00	3.00	2.00	3.00	2.00	Over 18 Upto 24	2.00	3.00	2.00	2.50	2.50	3.00
Over 24	3.50	3.00	3.50	2.50	4.00	3.00	Over 24	2.00	3.00	2.00	3.00	3.00	4.00

Note: T&T: Traffic and Transportation; P.U: Public Utility

Note:

- i. When car garage is proposed on the right side rear corner, the minimum set backs shall be 3.0 m;
- ii. For residential, commercial, public and semi-public, traffic and transportation, public utility buildings, above 10 m in height, the set backs shall be insisted as per Table - 2;
- iii. For residential sites up to 120 sq. m;
 - a. Open staircase shall be permitted in the side setbacks, but there shall be a minimum open space of 0.50 m from the side boundary and 1.0 m from the front and rear boundary of the site.
 - b. Toilets minimum of 1 m x 1.5 m and not exceeding 1.4 percent of the plot area permissible in rear set back only;
 - c. When minimum set back of 1.5 m is left on the right side, a scooter garage may be permitted at the back side limiting the depth of the garage to 3.0 m;
- iv. The height of the stilt floor not exceeding 2.4m can be permitted without reckoning the same for the purpose of height of the building

TABLE – 2

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

Sl. No.	Height of building in meters	Minimum Exterior open spaces / setbacks to be left on all sides (in meters)
1	Above 10.0 upto 12.0	4.5
2	Above 12.0 upto 15.0	5.0
3	Above 15.0 upto 18.0	6.0
4	Above 18.0 upto 21.0	7.0
5	Above 21.0 upto 24.0	8.0
6	Above 24.0 upto 27.0	9.0
7	Above 27.0 upto 30.0	10.0
8	Above 30.0 upto 35.0	11.0
9	Above 35.0 upto 40.0	12.0
10	Above 40.0 upto 45.0	13.0
11	Above 45.0 upto 50.0	14.0
12	Above 50.0	16.0

TABLE – 3
Maximum Floor Area Ratio & Road Widths for Different uses

Road width in meters	Residential	Commercial	Public & Semi-public, T&T, Public utility
Below 9	1.50	1.50	1.25
Over 9 to 12	1.75	1.75	1.50
Over 12 to 18	2.00	2.00	1.75
Over 18 to 24	2.25	2.25	1.75
Over 24	2.50	2.50	2.00

Note:

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

8. Regulation for Integrated Township

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

Permissible in Residential / Commercial / Hi Tech/Industrial zones

- a) Minimum area required - 40 Ha (100 acres)
- b) Permissible Land Use
 - i. Residential
 - ii. High Tech
 - iii. Industrial
 - iv. Commercial
- c) Permissible usage (% of allowable usage)
 - i. Residential - 40%
 - ii. Non-Residential
 - High-Tech (IT, BT related activities) - 55%
 - Commercial (to support the township) - 05%
- d) Minimum Road width required - 18 Mtrs
- e) Other Regulations for approval of integrated township

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- i. 10% of the total area shall be reserved for parks & open space. It shall be handed over to the authority free of cost and shall be maintained by the developer to the satisfaction of the authority.
- ii. 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.
- iii. The FAR is calculated on entire area excluding area reserved for CA.
- iv. Road shown in by Revised Master Plan 2015 shall be incorporated with in the plan and shall be handed over to the authority free of cost.
- v. The FAR & coverage shall be as below;

Table 4:

FAR and Ground coverage for IntegratedTownship

Road width	Coverage	FAR permissible
Above 18m < 24m	55%	2.00
Above 24m < 30m	50%	2.25
Above 30m	45%	2.50

GROUP HOUSING:

Approval of Group Housing Project

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

- a) The approach road to a group housing project must have a minimum width of 9 m;
- b) The minimum area for group housing shall be 1.00 Ha. Or more.
- c) An apartment Building on a plot of 1 hectare or more shall also be treated as group housing and norms be applied accordingly.
- d) A development plan showing the general arrangement of residential building blocks, and dimensions of the plots earmarked for each building block, access roads to abutting lands, parks, open spaces and civic amenity areas, shall be obtained prior to according approval to the building plan;

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- e) Set backs should be provided with reference to the depth and width of total plot area;
- f) The floor area ratio (FAR) shall be with reference to the width of the public road abutting the property and the FAR shall be calculated for the net area of the plot as prescribed in Table - 4 after deducting the area reserved for civic amenities.
- g) The coverage shall be with reference to the total area of the development plan;
- h) The distance between any two buildings shall not be less than half the height of the taller building;
- l) 25% of the total area be reserved for civic amenity, parks and open spaces, subject to a minimum of 15% for parks and open spaces and 5% for civic amenities.

TABLE – 5

Maximum plot coverage, FAR, minimum setbacks and minimum Road width for group housing.

Plot area	Minimum road width in m	Maximum Plot coverage	Maximum FAR
Between 1.00 to 2.00 ha	9	60%	1.50
Between 2.00 to 3.00 ha	12	50%	2.00
Above 3.00 ha	15	40%	2.25

Note:

- a) *Approval of development plan showing the general arrangement of residential building blocks, and dimensions of plot earmarked for each building blocks, means of access roads and civic amenity areas, should precede the approval to building plan.*
- b) *In case, the height of group housing building exceeds 10.0 m, then setback to be left all-round the premises shall be as per Table –2.*
- c) *Parking requirement shall be as per Table –12. In addition, 5% of the total area shall be reserved for visitors parking separately.*

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

e) *C.A. sites and park area reserved in the development plan shall be handed over free of cost to the Authority by a relinquishment deed. Preference may be given to the owner/developer of the respective project for lease of C.A. area reserved in the Group Housing project.*

9. Semi detached houses.

TABLE – 6

Regulations for Semi-detached houses

01.	Minimum combined area of the neighboring plots	140 sq m
02.	Building coverage	As applicable to individual plots
03.	Floor area ratio	
04.	Maximum number of floors	
05.	Minimum road width	
06.	Front set back for back to back plots	Shall be equal to the sum of front and rear set backs of individual plots.
07.	Side set backs for plots joined at the side.	On a plot on which a semi-detached building is proposed, the side set back for each unit shall be the total of the left and right set backs to be left in case of individual plots.

4. Row housing

TABLE – 7

Row Housing (Maximum 12 units, minimum 3 units)

1	Minimum combined area of plot	210 sq m
	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	Set backs minimum	Front: 2.00 m Rear: 1.50 m Side: 2.00 m only for end units

5. Flatted factories.

TABLE - 8

Regulations for Flatted Factories

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

6. Industrial buildings

TABLE – 9

Coverage, Floor Area Ratio and Open space for Industrial buildings

Plot area in sq m	Max. plot coverage	Floor area Ratio	Minimum Frontage in m.	Minimum Front setback in m	Other sides in m	Minimum road width in m
Up to 230	80%	1.00	3.0	1.00	1.00	Up to 6
231 to 1000	60%	1.25	12.0	4.50	3.00	Over 6
1000 to 2000	50%	1.25	24.0	6.00	5.00	Over 9
2001 to 4000	40%	1.25	28.0	8.00	5.00	Over 12
4001 to 8000	35%	1.00	32.0	8.00	6.00	Over 15
Above 8000	30%	0.50	42.0	15.00	12.00	Over 15

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

7. PARKING REGULATIONS:

Parking space standards:

- Each off-street parking space provided for motor vehicles shall not be less than (2.5 m x 5.0 m) 12.50 sqm area and for scooter and cycle parking spaces provided shall not be less than 3 sqm and 1.4 sq m respectively and it shall be 25% of the car parking space.
- For building of different uses, off-street parking spaces for vehicles shall be provided as stipulated below.

TABLE – 10
Off-street parking spaces

Sl. No.	Occupancy	Minimum one car parking space of 2.50 m x 5.00 m for every
1.	Multi-family residential	2 tenements each having area less than 50 sqm 1 tenement exceeding area of 50 sq
2	Lodging establishments, tourist homes and hotels	6 guest rooms
3	Educational	200 sqm floor area
4	a. Hospital b. Nursing homes	a. 100 sqm floor area subject to minimum 20 spaces b. 75 sqmsqm floor area subject to minimum 10 spaces
5	Assembly/Auditorium	25 seats
6	Government or Semi public buildings	100 sq m floor area
7	Retail business	75 sqm floor area
8	Industrial	150 sq m floor area
9	Storage	100 sqm floor area
10	KalyanaMantapa	75 sqm floor area
11	Private Offices	75 sqm floor area
12	Restaurant/Pubs/Bars/Coffee Parlours	75sq m of floor area
13	Students Hostels	15 rooms
14	Working Persons Hostel	5 rooms

Note:

(a) Parking space shall be with reference to total floor area after deducting space covered by lift room, staircase, open balcony and ducts open to sky in addition to the area deducted for the purpose of calculating the F.A.R.

b) Up to 20 sq m in the case of shops, parking spaces need not be insisted.

c) Off-street parking space shall be provided with adequate vehicular access to a street, and the area of drive aisles subject to a minimum of 3.50 m and such other provision required for adequate maneuvering of vehicles shall be exclusive of the parking spaces stipulated in these Zonal Regulations

d) The parking spaces shall be provided in:

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

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

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- (c) Car parking can be provided in the set back areas provided, a minimum of 3.0 m is left free from the building
- e) The other aspects for providing parking spaces are:
- (i) Common and Continuous cellar parking floors between adjoining blocks would be allowed depending upon structural safety aspects
 - (ii) The parking spaces should be efficiently designed and clearly marked and provided with adequate access, aisle, drives and ramps required for maneuvering of vehicles.
 - (iii) Stilt floor/Cellar parking floor shall be used only for parking and not for any habitation purpose. Misuse of the area specified for parking of vehicles for any other use shall be summarily demolished / removed by the Enforcement Authority.
 - (iv) For parking spaces in second basement and upper storeys of parking floors, at least two ramps of minimum 3.5 m width or one ramp of minimum 5.4 m width and maximum slope of 1:8 shall be provided.
 - (v) Basement / cellar shall be permitted to extend in the setback area except the front setback after leaving a minimum of 1.5 m from the property line
 - (vi) A maximum of three basements in the case of 3-Star Hotels and above can be permitted for parking and services
 - (vii) Every basement storey shall be at least 2.4 m in height from the floor to the bottom of the roof slab / beam / ceiling (whichever is less) and this height of basement floor shall not exceed 2.75 m
 - (viii) The basement storey shall not be projected more than 1.20 m above the average ground level
8. **Corridor:** The minimum width of corridor for different building or type is as given in the Table 10.

TABLE – 11

Minimum Width of Corridors

Sl. No.	Building use or type	Minimum width of the corridor in meters
1	Residential building Apartment building	1.0 2.0
2	Assembly buildings such as auditorium, KalyanaMantapas, 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

9. Restrictions of building activity in vicinity of certain areas:

- a) No building/ development activity shall be allowed in the bed of water bodies like nala, and in the Full Tank Level (FTL) of any lake, pond etc., .
- b) The above water bodies and courses shall be maintained as recreational/Green buffer zone, and no building activity other than recreational use shall be carried out within.
 - i) 30 meters from the boundary of Lake of 40.00 ha. and 10 m. for others.
 - ii) 9 meters from the boundaries of Canal / Raj Kaluve.
 - iii) 3 meters from the boundary of field natural drains as defined in the RS map / topo-sheets.
 - iv) The above shall be in addition to the mandatory setbacks. Unless and otherwise stated, the area and the Full Tank Level (FTL) of a lake shall be reckoned as measured or given in the Survey of India topographical maps/Irrigation Dept.
 - v) 50.00 m. of Buffer zone or No Development Zone from the boundary of the Solid Waste Management site shall be insisted.
 - vi) 200.00 m. of 'Sensitive Zone' from the boundary of buffer zone shall be insisted and permissions in this zone will be as per the land use specified in IMP. The Authority may impose certain conditions (about the existence of the site etc.,) that may protect the Solid waste management site and sensitive zone

10. DISTANCE OF BUILDING FROM ELECTRICAL LINES:

No building shall be erected below an electrical line, as well as within the horizontal distance from the electrical line indicated in the Table-14. 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-11**. The minimum vertical clearance is not applicable if the horizontal distance exceeds the minimum prescribed.

TABLE – 12
Distance of buildings from electrical lines

Sl. No.	Electrical lines	Vertical clearance in m	Horizontal clearance in m
1	Low and medium voltage lines up to 11 KV	2.5	6.0
2	High voltage lines up to and including 11 KV	3.7	6.0
3	High voltage line above 11 and up to and including 33 KV	3.7	6.0

11. SOLAR WATER HEATER REQUIREMENTS

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

TABLE – 13**Solar lighting and water heater requirements**

Sl. No.	Type of use	100 litres per day shall be provided for every unit
1	Restaurants service food and drinks with seating / serving area of more than 100 sq m and above.	40 sq m of seating or serving area
2	Lodging establishments and tourist homes	3 rooms
3	Hostel and guest houses	6 beds / persons capacity
4	Industrial canteens	50 workers
5	Nursing homes and hospitals	4 beds
6	KalyanaMantapas, community hall and convention hall (with dining hall and kitchen)	30 sq m of floor area
7	Recreational clubs	100 sq m of floor area
8	Residential buildings:	
	(a) Single dwelling unit measuring 200 sq m of floor area or site area of more than 400 sq m whichever is more.	
	(b) 500 lpcd for multi dwelling unit / apartments for every 5 units and multiples thereof.	
9	Solar photovoltaic lighting systems shall be installed in multi unit residential buildings (with more than five units) for lighting the set back areas, drive ways, and internal corridors.	

12. Rain Water Harvesting:

Rainwater harvesting is compulsory in all buildings in plots of 4000 Sqmtrs and above, it includes storage or recharging into ground of rainwater falling on the terrace or on any paved or unpaved surface within the building site.

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

- a) Open well of a minimum of 1.00 m dia. and 6.00 m in depth into which rainwater may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers.

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- The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden, etc.
- b) Rainwater harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated up to a depth of at least 3.00 m and refilled with stone aggregate and sand. The filtered rainwater may be channeled to the refilled pit for recharging the bore well.
 - c) An impervious storage tank of required capacity may be constructed in the setback or other than, space and the rainwater may be channeled to the storage tank. The storage tank may be raised to a convenient height above the surface and shall always be provided with ventilating the surface and shall always be provided with ventilating covers and shall have draw off taps suitably place so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
 - d) The surplus rainwater after storage may be recharged into ground through percolation pits, trenches, or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x 2.00 m to 2.50 m depth. The trenches can be or 0.60 m width x 2.00 m to 6.00 m length x 1.50 m to 2.00 depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be backfilled with filter media comprising the following materials. -
 - i) 40 mm stone aggregate as bottom layer up to 50% of the depth;
 - ii) 20 mm stone aggregate as lower middle layer up to 20% of the depth;
 - iii) Course sand as upper middle layer up to 20% of the depth;
 - iv) A thin layer of fine sand as top layer;
 - v) Top 10% of the pits / trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad;
 - vi) Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered;
 - vii) The depth of wall below ground shall be such that the wall prevents lose soil entering into pits / trenches. The projection of the wall above ground shall at least be 15 cm;
 - viii) Perforated concrete slabs shall be provided on the pits / trenches.
 - e) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed land refilled with course sand to allow percolation of rainwater into ground.

The terrace shall be connected to the open well / bore well / storage tank /recharge pit /trench by means of H.D.P.E. / P.V.C. pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchments, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient

discharge of rainwater, there shall be at least two rain water pipes of 100 mm dia for a roof area of 100 sq m

Rainwater harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

13. Regulations for Rural Development:

Within 150 mtrs from the existing gramathana, for those villages having a population upto 1000 as per 2001 census, and for every additional 1000 population additional 50 mtrs for uses permitted under residential and agricultural zone may be permitted with the following conditions.

1. FAR :1.00
2. Maximum No. of Floors :G+1
3. Setbacks and FAR : As per Table No.1 and 3.

14. AREAS OF SPECIAL CONTROL:

The historical monuments in any city reflect the past glory of the city. As they attract tourists both from inside and outside the country. While permitting developments around historical monuments, care has to be taken to see that their aesthetic environs are not affected. In order to preserve aesthetic environs around these monuments it is necessary to declare the areas surrounding these monuments as zones of special control and impose the following special regulations around these monuments.

- a) Building up to and inclusive of first floor or up to a height of 7 m from ground level, whichever is less, is permissible within a distance of 100 m distance from the premises of the monuments.
- b) Buildings up to and inclusive of second floor or up to a height of 10.5 m from ground level, whichever is less are only permissible between 100 m and 200 m distance from the premises of the monuments.
- c) Building up to and inclusive of third floor or up to a height of 14 m from ground level, whichever is less are only permissible between 200 m and 400 m distance from the premises of the monuments.

Note: *In any case no building shall be permitted within 400 m above the height of the declared monument.*

15. SECURITY DEPOSIT:

The applicant shall deposit a sum of Rs. 50/- per Sq.M. of floor area as refundable non-earning deposit for the following categories of buildings namely:

- a) Residential Buildings/ Group Housing/Multi-Dwellings/Apartments with 5 units or more.
- b) Commercial Buildings exceeding 300 Sq.M. of floor area. The security deposit shall be refunded after one year of completion of the building as per approved plan certified by Development or Local Authority. If the construction is not as per the approved plan, the deposit would be forfeited.

III. DESCRIPTIONS

1. Application of land use:

- a) The proposed land use indicated towards the roadside of a property shall be the land use for the entire property (one property depth not exceeding 50 m) without identifying it for different uses by measuring as per the scale of the maps. This is applicable only to the built-up area as shown in the existing land use map.
- b) Different uses permitted in a given zone may be allowed in different floors of the building. In such cases, the regulations applicable to the use of the ground floor of the building shall apply to the entire building.
- c) 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

2. General rules:

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

- a. Conversions prior to the provisional approval of Interim Master Plans (28-04-2007), as per G.O. dated 12-12-2008 are to be

honored irrespective of the land use proposed in the IMP except in cases of road alignment, natural drains and water bodies.

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- b. The proposed alignment of STRR, IRR, RR and TRR etc., are to be incorporated. In case of any changes in the alignment as finalized by the competent authority, the same would prevail over IMP proposal.
- c. Any discrepancies with respect of revenue survey numbers and in actual alignment of existing roads, HT lines, nala alignment and water bodies in the IMP shall be resolved by field and documentary verifications by the Authority and also in comparison with the ground reality/cadastral map.
- d. The front and rear set backs shall be with reference to depth of the site.
- e. Left and right set backs shall be with reference to width of the site.
- f. No side set backs 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.
- g. The provision of set backs should be read with tables prescribed for floor area ratio, coverage etc., for different type of buildings.
- h. When the building lines are fixed, the front set back shall not be less than the building line fixed or the minimum front set back prescribed whichever is higher.
- i. In the case of corner sites both the sides facing the road shall be treated as front side and regulations applied accordingly to maintain the building line on these two roads and to provide better visibility.
- j. In case where the building line is not parallel to the property line, the front and rear set backs shall not be less than the specified set backs at any point.
- k. In case of building sanctioned prior to coming into force of these rules which are abutting other properties on one, two or more sides, upper floors may be permitted, to utilize the available FAR except in the front to enable road widening, if any.
- l. 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 set backs should not be fixed as they may effect minimum set back at any point.
- m. 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
 - b) For all the high-rise buildings NOC from the following departments shall be obtained.
 - 1. Fire force department.
 - 2. K.U.W.S.& D.B.
 - 3. K.P.T.C.L./BESCOM
 - 4. Telecommunication department
 - 5. Karnataka State Pollution Control Board

3. Road width: -

- a) Road width means distance between the boundaries of a road including
-

footways and drains.

- b) If the road width varies along the length of road, then the minimum width of the road along 200 m stretch on either side, from the centre of the plot shall be considered.
- c) In case of roads having service roads in addition to the main roads, the width of road shall be aggregate width of service roads and main roads for determining FAR and number of floors.

4. 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 mtrs length from the existing public roads and streets. The minimum width of such access shall be 3.5 mtrs. 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 mtrs 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.

5. Garages:

- a) For garages no side or rear setbacks are to be insisted. One upper floor not exceeding 3.0 mtrs. in height shall be permitted provided no openings are provided towards neighboring buildings and at least one opening for light and ventilation is provided towards the owners property.
- b) Garages shall be permitted in the rear right hand corner of the plot. In cases of buildings constructed or sanctioned prior to the enforcement of these regulations, where space is not available on the right side, it may be permitted on the left side provided minimum setback exists in the adjoining property of the left side.
- c) In case of corner plots, the garage shall be located at the rear corner diagonally opposite to the road intersection.
- d) The maximum width of the garage shall not exceed 4 m and the depth should not be more than 6.0m or 1/3 the depth of the plot, whichever is lower.
- e) The garages shall not be constructed or reconstructed within 4.5mts from road edge. This may be relaxed in cases where the garage forms part of the main building with minimum setback for the plot.

5. Plots facing the roads proposed for widening:

In case of a plot facing the road proposed for widening, the required land as indicated in the master plan for road widening shall be handed over to the local authority free of cost by a 'relinquishment deed' by the owner of the land before sanction is accorded to his plan;

- a) The FAR shall be allowed as applicable to the total area of the site without deducting the area to be taken over for road widening, provided at least 60% of the total area is available for use as a building site after the proposed road widening; and set back shall be determined for the remaining portion of the plot.
- b) Existing road width abutting the site shall be considered for calculating the FAR. Benefit of Development Rights shall be extended in such cases as per the provisions of Section 14-B of KTCP Act 1961

10. Exemption in open space:

The following exemptions in open space shall be permitted

- a) **Cantilever Portico:** A cantilever portico of 3.0 m width (maximum) and 4.5 m length (maximum) may be permitted in the ground floor within the side set back. No access is permitted to the top of the portico for using it as a sit out. Height of the portico shall be open to sky. The portico when allowed shall have a clear open space of one meter from the boundary of the property.
- b) **Balcony:** The projection of the balcony shall be measured perpendicular to the building up to the outermost edge of the balcony. Cantilever projection of the balcony shall be permitted not exceeding 1/3 of the setback subject to a maximum of 1.1 m in the first floor and 1.75 m in and above the second floor. No balcony is allowed within the minimum setback area at the ground floor level. The length of the balcony shall be limited to 1/3 of the length of each side of the building.
- c) **Lifts:** Lifts shall be provided for buildings with ground plus three floors and above
- d) **Parking space:** Adequate space for car parking shall be provided in the premises as per standards in **Table-9**.
- e) **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.
- f) **Height of building:** In the reckoning of height of buildings, headroom, lift room, water tanks on terrace, penthouse may be excluded.

IV. 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 be come necessary, if sub-standard growth is allowed to take place. These sub-division regulations are confined to standards of size of plots, street widths and community facilities.

In sanctioning the sub-division of a plot under section 17 of the Karnataka Town and Country Planning Act, 1961, the Planning Authority shall among other things see that the following planning standards are followed for sub-division of plot.

3. Approval of residential layout:

a. Size of plot

No building plot resulting from a sub-division after these regulations come into force is smaller in size than 54 sq m in residential zone. In specific cases of sites for housing schemes for economically weaker sections, low income groups, slum clearance and Ashraya housing, the authority may relax the above condition.

b. Areas for open spaces and civic amenities

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

- i) The minimum area for approval of a layout shall not be less than 4.0 ha provided that if a single owner does not possess the entire 4.0ha, a group of owners may jointly apply to the Authority.
- ii) In case of already land locked areas where the amalgamation of 4.00 Ha. is not at all possible, the Authority may consider such cases provided a minimum 10% of Open space and 5% of Civic amenity space shall be reserved.
- iii) The minimum area of 4.00 Ha. for the approval of layouts is not applicable for the cases committed prior to the approval of provisional IMP.
- iv) The area earmarked for residential sites shall be a maximum of 55% of the total extent and balance area shall be earmarked for roads, parks, and playgrounds and civic Amenities and the area under parks and playgrounds shall not be less than 10% of the total extent.
- v) If by incorporating major roads proposed in the Interim Master Plan, the area under roads exceeds 45%, in such case the reservation under parks and civic amenities may be relaxed.
- vi) A maximum of 3% of the total area from out of the permissible residential area may be earmarked for commercial uses.

- vii) The area reserved for parks and open spaces, civic amenities and roads shall be handed over to the Planning Authority free of cost through a registered relinquishment deed before taking up development of the layout.
- viii) Minimum width of road width shall not be less than 9.00 m. for plots of 9.00m.x15.00 m. and for bigger plots the road width shall not be less than 12.00 m.
- ix) In case of EWS sites the minimum road width may be 7.5m

c. Approval of single plot for residential purpose.

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

- i) The land in question shall be converted for non-agricultural purpose.
- ii) The land shall have access from the public road and the use of land shall be in accordance with the Zoning Regulations of the Master Plan.
- iii) 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.
- iv) 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.

2. Approval of non-residential layouts.

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

- i) 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.
 - ii) 10% of the total extent shall be earmarked as open space.
 - iii) The area reserved for vehicle parking and open space shall be maintained by the landowner and this land shall not be used for any other purpose by the landowner.
 - iv) The Planning Authority shall collect the fee under section 18 of K.T.C.P. Act and development charges applicable and any other fees and charges prescribed by the Government from time to time.
-

- B. If the non-residential layout for approval consists of two or more number of plots, the following conditions shall apply:
- i) 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.
 - ii) 10% of the total extent of land shall be earmarked as open space.
 - iii) Minimum width of road shall not be less than 12.0m.
 - iv) The area earmarked for parking and open space and roads shall be handed over to the local authority at free of cost for maintenance.
 - v) The Planning Authority shall collect the fee under Section 18 of K.T.C.P. Act and development charges and any other fees and charges prescribed by the Government from time to time.

3. Amalgamation:

- i) In case of amalgamation, the proposed sites shall have the same land use.
 - ii) Ownership of the amalgamated plot could be in single or multiple names/family members/company. But amalgamation shall not be considered if the plots are under lease agreement
- iii) No amalgamation shall be entertained in cases of designated EWS sites.
- iv) Development controls for the amalgamated plot shall be with reference to new dimensions.

V. Standards for Civic Amenities, parks & play grounds

TABLE –14

1. 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	As specified in AICTE Norms.
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 – 15

2. 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

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VI. BUILDING LINE

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

TABLE – 16

Proposed Building Line

Sl.No.	Name of the Road	Proposed right of way (Meters)	Building line from the edge of ROW (Meters)
1.	STRR	90.0	10.0
2.	IRR	90.0	10.0
3.	TRR/ORR	90.0	10.0
4.	National Highway -4 & 207, State Highway	Rural	69.0
		Urban	30.0
5.	Major District Road	Rural	25.0
		Urban	20.0
6.	Other District Road	24.0	7.5
7.	Village Roads	12.0	6.5

[Signature]
 Additional Director
 Hosakote Planning Authority
 Hosakote



[Signature]
 Additional Director of Town Planning
 Bangalore Metropolitan Region
 Development Authority
 BANGALORE
 ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: 28.05.2009ರಲ್ಲಿನ
 ದಿನಾಂಕ : 28.05.2009ರಲ್ಲಿನ
 ನಿಬಂಧನೆಗಳನ್ನು ಅನುಷ್ಠಾನಿಸಿದೆ.

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