

**e- City Industrial  
Township Area  
( ELCITA )  
Bangalore**

Building Byelaws-2013-2015

## **PART – I**

### **1.0 GENERAL**

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

- (a) These Bye-Laws shall be called “e- City Industrial Township Area” Building Bye – Laws 2013”.
- (b) These Bye-laws shall be applicable within the jurisdiction of the “e-City Industrial Township Area” as notified by the Government vide Notification No. UDD/69/MLR/2010 dated: 18-03-2013, in exercise of the powers conferred by section 364-A of the Karnataka Municipalities Act, 1964.
- (c) These bye-laws shall apply to all building activities within the jurisdiction “e- City Industrial Township Area”
- (d) These Bye-laws shall come into operation from 30<sup>th</sup> April 2014.

#### **1.2 REPEAL AND SAVINGS**

1.2.1 On these bye-laws coming into force, repeal shall not affect -

- a) the previous operation of the said bye-laws or anything done or suffered there under; or
- b) any right, privilege, obligation or liability acquired, accrued or incurred under the said bye-laws; or
- c) any penalty, forfeiture or punishment incurred in respect of any offense committed against the said bye-laws; or
- d) any investigation, legal proceedings or remedy in respect of any such right, privilege, obligation, liability, forfeiture or punishment as aforesaid; and any such investigation, legal proceedings or remedy may be instituted, continued or enforced and any penalty, forfeiture or punishment imposed as if, these bye-laws had not come into operation.

1.2.2 Provided further that any certificate, permit or licence granted under the said bye-laws shall continue to be in force accordingly, unless and until superseded by anything done or any action taken under these bye-laws.

#### **1.3 DEFINITIONS.**

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

- 1.3.1 **'Act'** means the Karnataka Municipalities Act 1964.
- 1.3.2 **'Alteration'** means change from one occupancy to another or structural change such as an addition to the area or height, or the removal of part of building, or any change to the structure such as construction or, cutting into or removal of any wall, partition, column, beam, joint, floor or other support, or a change to or closing of any required means of ingress or egress.
- 1.3.3 **'Amalgamation'** means combining two or more plots as a single plot.
- 1.3.4 **'Amenities'** means roads, open spaces, parks, recreational grounds, gardens, water supply, electric supply, lighting, sewerage, drainage and conveniences.
- 1.3.5 **Apartment:** Means one or two buildings containing or meant for multifamily dwellings and contains more than four units in a building.
- 1.3.6 **'Applicant'** means any person who gives notice to the Authority with an intention to erect or re-erect or alter a building.
- 1.3.7 **'Auditorium'** means premises having an enclosed space to seat audience and stage for various performances such as concerts, plays, music etc.
- 1.3.8 **'Authority'** means the Chief Executive Officer of the **"e- City Industrial Township Area"**
- 1.3.9 **'Authority having jurisdiction'** in relation to development and building activities is as follows:

Bangalore Development Authority within the entire local planning area

- a) For sub-division of land / formation of layout
- b) For amalgamation and bifurcation
- c) For development plans (residential and non-residential)
- d) For approval of area improvement schemes (as defined in Zoning Regulations)
- e) For change of land use

e- City Industrial Township Area Authority within AUTHORITY limits

- a) For building plan and licence for Sital area upto 20,000Sq.m for Residential and 12,000 Sq.m for Commercial and other activities
  - b) For building plan and licence in development plans approved by BDA
  - c) For commencement certificate and occupancy certificate
  - d) For action against buildings constructed without obtaining valid sanction or constructed in contravention to sanctioned plan.
  - e) For preparation and enforcement of area improvement schemes, transport and utilities scheme, heritage conservation schemes and redevelopment schemes
- 1.3.10 **'Balcony'** means a horizontal cantilever projection including a handrail or balustrade, to serve as passage or sit out place.

- 1.3.11 **Basement storey or cellar'** means any storey, which is partly / wholly below the average ground level. The basement height should not project more than 1.2 meter above the average ground level.
- 1.3.12 **Bifurcation'** means bifurcation of a plot into two.
- 1.3.13 **Boarding house (service apartment)'** means a premise in which rooms are let out on a long term basis as compared to hotels.
- 1.3.14 **Building'** means any structure for what so ever purpose and of what so ever materials constructed and every part there of whether used as human habitation or not and includes
- a) a house, out-house, stable, privy, shed, well, verandah, fixed platform, plinth, door step, cornice or projection, part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures and any other such structure whether of masonry, bricks, wood, mud, metal or any other material whatsoever;
  - b) foundation, plinth, walls, floors, roofs, chimneys, Plumbing and building services, fixed platforms;
  - c) tent and any other structure used for human habitation or used for keeping animals or storing any article or goods.
- 1.3.15 **Building Licence'** means a permission or authorization in writing by the Authority to carry out work regulated by these bye-laws.
- 1.3.16 **Building line:** Means the line up to which the plinth of a building may lawfully extend within the plot on a street or an extension of a street. No overhead projections are allowed beyond the building line.
- 1.3.17 **Building setback'** means the minimum distance between any building or any structure from the boundary line of the plot.
- 1.3.18 **Bus depot'** means a premise used by Public Transport agency or any other agency for parking, maintenance and repair of buses. This may or may not include the workshop.
- 1.3.19 **Bus terminal'** means a premise used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.
- 1.3.20 **Chejja'** means a sloping or horizontal cantilever projection provided over an opening or external wall to provide protection from sun and rain.
- 1.3.21 **Clinic'** means a premise used for treatment of outdoor patients by doctor. In case of polyclinic, it shall be managed by a group of doctors.
- 1.3.22 **Clinical laboratory'** means a premise used for carrying out various tests for diagnosis of ailments.
- 1.3.23 **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, 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.

- 1.3.24 **Community hall**’ means premises having enclosed space for various social and cultural activities without any cooking facilities.
- 1.3.25 **Convention Centre** means premises having enclosed space for official meetings and discussions without cooking facilities.
- 1.3.26 **Corner site**’ means a site at the intersection of two roads and facing two or more roads / streets.
- 1.3.28 **Court yard**’ means a space open to the sky, fully or partially enclosed by buildings, boundary walls, or railings. It may be at the ground floor level, or at any other level within or adjacent to buildings.
- 1.3.29 **Covered area**’ means area covered by building / buildings immediately above the plinth level, but does not include the space covered by
- a) court yard at the ground level, garden, rocky area, well and well structures, plant, nursery, water pool, swimming pool (if uncovered) platform around a tree, tank, fountain, bench with open top and unenclosed sides by walls and the like;
  - b) drainage, culvert, conduit, catch-pit, gully pit, chamber gutter and the like;
  - c) compound or boundary wall, gate, un-storeyed porch and portico, chejja, slide, swing, uncovered staircase, watchman booth, pump house. The area covered by watchman booth including toilet / pump house shall not exceed 8-15 sq.m depending upon the size of the plot and its requirements.
  - d) sump tank and electric transformer.
- 1.3.30 **‘Density**’ means concentration of population expressed in terms of number of persons per hectare in a particular area.
- 1.3.31 **‘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 re development and sub-division of any land.
- 1.3.32 **‘Development plan**’
- **Residential Development plan** means plan containing proposal for construction of one or more residential buildings on a plot measuring more than 20,000 sq.m in extent.
  - **Non Residential Development plan** means plan containing proposal for construction of one or more commercial buildings on a plot measuring more than 12,000 sq.m in extent.
- 1.3.33 **‘Deviation**’ means any development / construction made in contravention to sanctioned plan and any of the provisions of these bye-laws including change from one use / occupancy to another, FAR, setbacks, height, structural additions / alterations etc.,

- 1.3.34 **'Dharmashala'** means a premise where temporary accommodation for short duration is provided on non-profitable basis.
- 1.3.35 **'Drains'** The drains have been categorized into 3 types namely primary, secondary and tertiary. These drains will have a buffer of 50, 25 and 15m (measured from the centre of the drain) respectively on either side. These classifications have been used for the drains newly identified while finalizing the RMP 2015.
- 1.3.36 **'Dwelling unit'** is the equivalent household in buildings.
- 1.3.37 **'Exit'** means a passage, channel or means of egress from any floor to a street or other open space of safety.
- 1.3.38 **'First floor'** means the floor immediately above the ground floor or stilt floor.
- 1.3.39 **'Flatted factory'** means a premises having group of non-hazardous small industrial units having not more than 50 workers. These units may be located in multi-storeyed buildings.
- 1.3.40 **'Floor'** means the lower surface in a storey on which one normally walks in a building. The general term 'floor' does not refer to basements / cellar and mezzanine floor.
- 1.3.41 **'Floor area ratio' (FAR)** means the ratio of the Floor area to the plot area.
- 1.3.42 **'Frontage'** means the width of the site abutting the access road.
- 1.3.43 **'Garage'** means a structure designed or used for the parking of vehicles.
- 1.3.44 **'Gas godown'** means premises where cylinders of cooking gas are stored.
- 1.3.45 **'Government'** means the Government of Karnataka.
- 1.3.46 **'Ground floor'** means immediately above the level of the adjoining ground level on all sides, or above the basement floor.
- 1.3.47 **'Guest House'** means a premise for housing the staff of Government, semi government, public undertaking and private limited company for short duration.
- 1.3.48 **'Habitable room'** means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, cooking, eating, but does not include bath rooms, water closet compartments, laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods.
- 1.3.49 **'Head room'** means clear space between the finished floor and ceiling. Where a finished ceiling is not provided, the lower side of the joists or beams or tie-beams shall determine the clear head room.
- 1.3.50 **'Height of building'** means the vertical distance measured, in the case of flat roofs from the average level of the ground around and contiguous to the building upto the highest point of the building (i.e., last floor terrace top) and in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in the case of gables facing the road, the mid point 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 machine room,

staircase room, penthouse and parapet, cold storage and other non working areas in case of industrial buildings are also excluded for the purpose of measuring height.

- 1.3.51 **'High Density Development'** this includes star hotels, shopping malls, multiplexes, commercial complexes, IT and BT.
- 1.3.52 **'High-rise building or Multi-Storied building'** means a building of a height of 15.0 m or above the average surrounding ground level.
- 1.3.53 **'Hospital'** means a premise providing medical facilities of general or specified nature for treatment of indoor and outdoor patients.
- 1.3.54 **'Hotels'** means a premise used for lodging on payment with or without boarding facilities.
- 1.3.55 **'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.
- 1.3.56 **'Integrated Residential Schools'** means premises having educational and playing facilities for students' upto XII standard. It shall have boarding facilities and may have residence for faculty members.
- 1.3.57 **'Junk Yard'** means premises for covered, semi-covered, or open storage including sale and purchase of waste goods, commodities and materials.
- 1.3.58 **'Kalyana Mantapa'** means premises where marriages, social and religious functions are conducted with cooking facilities.
- 1.3.59 **'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.
- 1.3.60 **'Lodging House'** means premises used for lodging on payment.
- 1.3.61 **'Mezzanine floor'** means intermediate floor between the ground floor and first floor only. The area of mezzanine floor shall not exceed 1/3 of covered area of ground floor.
- 1.3.62 **'Multiplex complex'** means a building housing an entertainment and cultural center including cinema theatres, food courts, restaurant, shops etc.
- 1.3.63 **'Nursing Home'** A premises having medical facility for indoor and outdoor patients, having up to 30 beds, it shall be managed by a doctor or a group of doctors on commercial basis.
- 1.3.64 **'Occupancy or use group'** means the principal occupancy for which a building or a part of the building is used or intended to be used. For the purpose of classification of a building according to occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it.
- Note:** *The building use classification and definitions applicable for the purpose of building byelaws and land use classification shall be based on the provisions of Zoning Regulations approved under the Karnataka Town and Country Planning Act, 1961*
- 1.3.65 **'Open space'** means an area forming an integral part of the plot, left open to sky.



- 1.3.66 **'Owner'** means a person or body having a legal interest in land and / or building thereon. This includes free holders, lease holders or those holding a sub lease which both bestows a legal right to occupations and gives rise to liabilities in respect of safety or building condition. In case of lease or sub lease holders, as far as ownership with respect to structure is concerned, the structure of a flat or structure on a plot belongs to the allottee / lessee till the allotment / lease subsists. It includes the person for the time being receiving or entitled to receive, whether on his own account or as an agent, power of attorney holder, trustee, guardian, manager or receiver for another person or for any religious or charitable purpose, the rent or profits of the property in connection with which the word is used.
- 1.3.67 **'Parapet'** means a low wall or railing built along the edge of a roof. The minimum height parapet shall be 1.0 m.
- 1.3.68 **'Park'** means premises used for leisure, recreational activities, it may have related landscaping, parking facilities, public toilet, fence etc., it includes synonyms such as lawn, open space, green etc.,
- 1.3.69 **'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.
- 1.3.70 **'Penthouse'** means a covered space not exceeding 10 square metres on the roof of a building, which shall have at-least one side completely open without any partition.
- 1.3.71 **'Person'** includes anybody of persons corporate or incorporate.
- 1.3.72 **'Playground'** a premises used for outdoor games, it may have on it landscaping, parking facilities, public toilets etc.,
- 1.3.73 **'Plinth'** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 1.3.74 **'Plinth area'** means the built up covered area of the building / buildings immediately above plinth level.
- 1.3.75 **'Porch or portico'** means a roof cover supported on pillars or cantilevered projection for the purpose of pedestrian or vehicular approach to a building.
- 1.3.76 **'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.
- 1.3.77 **'Recreational Club'** means premises used for assembly of a group of persons for social and recreational purposes with all related facilities.
- 1.3.78 **'Repair Shop'** means a premise similar to retail shop for carrying out repair of household goods, electronic gadgets, automobiles, cycles etc.,
- 1.3.79 **'Retail Shop'** means a premise for sale of commodities directly to consumer with necessary storage.



- 1.3.80 **'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.
- 1.3.81 **'Restaurant'** means a premise used for serving food items on commercial basis including cooking facilities, with covered or open space or both having seating arrangements.
- 1.3.82 **'Road width'** means the distance between the boundaries of a road including footpath and drains measured at right angles to the centre of the plot. In case of roads having service roads in addition to the main roads, the width of road shall be the aggregate width of service roads and main roads for determining FAR. When a portion of road is at different/split levels, then the entire width of road shall be considered for determining FAR.
- 1.3.83 **'Room height'** means the vertical distance measured between the finished floor surface and the finished ceiling surface. Where a finished ceiling is not provided, the under side of the joists or beams or tie-beams shall determine the upper point of measurement. The minimum height of the room shall be 2.75 m.
- 1.3.84 **'Row Housing'** means a row of houses/buildings with only front and rear setbacks.
- 1.3.85 **'Registered Architect/Engineer/ Structural Engineer/Supervisor'** means a qualified **Architect / Engineer / Structural Engineer / Supervisor** registered with the BBMP, Bangalore.
- 1.3.86 **'Row housing'** means row of houses with minimum three dwelling units attached to each other by a common wall with only front and rear open spaces.
- 1.3.87 **'Sanctioned plan'** means the set of plans and specifications submitted in connection with a building and duly approved and sanctioned by the Authority.
- 1.3.88 **'Site'** means a parcel (piece) of land enclosed by definite boundaries.
- 1.3.89 **'Stair case room'** means a room accommodating the stair and for purpose of providing protection from weather and not used for human habitation.
- 1.3.90 **'Stilt Parking'** Building constructed with stilt area of non habitable height (less than 2.4mtrs), used for parking.
- 1.3.91 **'Storey'** means the space between the surface of one floor and the surface of the other floor vertically above or below.
- 1.3.92 **'To abut'** in relation to the building or any portion of it means to touch the road boundary or the adjoining plot or building.
- 1.3.93 **'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.
- 1.3.94 **'Unsafe buildings'** means buildings which are structurally and constructionally unsafe or unsanitary or not provided with adequate means of egress or which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment.
- 1.3.95 **'Villa'** means an independent house / dwelling on a given plot.

- 1.3.96 **'Whole Sale'** a premises where goods and commodities are sold, delivered to retailers, the premises include storage / godown, loading and unloading facilities.
- 1.3.97 **'Zoning Regulations'** means Zoning of Land use and Regulations of the Master plan of Bangalore City 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: - The words and expressions not defined in these bye-laws shall have the same meaning as in the Karnataka Municipalities Act, 1964 and the Karnataka Town and Country Planning Act, 1961.*

## PART - II

### 2.0 ADMINISTRATION

#### 2.1 BUILDING LICENCE

**2.1.1 Licence** – Every person who intends to erect or re-erect a building or make material alterations or cause the same to be done, is required to obtain a licence from the Authority.

**2.1.2 Documents to be submitted with the application** - Every person who intends to erect or re-erect or alter a building, including temporary structures for the purpose of exhibitions, trade fair or circus or execute any of the works other than repairs, as specified in Sections 299, 304 or 312, of the Act, shall give an application in writing to the Authority in the Form set forth in **Appendix A-1** and such application shall be accompanied by plans, documents and information as required hereunder. The plans and documents shall be submitted in electronic form in addition to hard copy.

No	Documents	Details
a)	<b>Title deed/possession certificate</b>	A copy of the title deed or possession certificate of the property, issued by a competent authority.
b)	<b>Latest assessment book extract (Khata extract)</b>	A copy latest assessment book extract issued by the Authority indicating the measurements of the property
c)	<b>Revenue Survey Sketch / village map / conversion order</b>	Revenue survey sketch / village map issued by the Department of City Survey and land Records / conversion order issued by Revenue department
d)	<b>Upto date tax paid receipt</b>	The receipt for having paid up to date property tax to the Authority shall be enclosed
e)	<b>Previously sanctioned plan</b>	Attested copy of the previously sanctioned plan if the application is for addition/ alteration/modification to the existing building. If the applicant for any reason cannot produce the previously sanctioned plan of the existing building, then in such cases the plan of the existing building along with site plan, etc., will have to be submitted along with an affidavit stating so.
f)	<b>Drawings</b>	The following drawings in ammonia prints. One drawing on polyester tracing film shall be enclosed in addition to the ammonia prints
	<b>i) Key plan</b>	A key plan drawn to a scale of not less than 1 in 10,000 showing the boundary locations of the site with respect to neighbourhood landmarks

	<p><b>ii) Site plan</b></p>	<p>Site plan drawn to a scale of 1:500 for sites of area upto one hectare and 1:1000 for sites of area more than one hectare. The site plan shall indicate the following, namely</p> <ul style="list-style-type: none"> <li>a) title of drawing consisting of the property number of the site, name of the block, street or road in which the site is situated, number of the site if situated in an approved layout, and reference number of such approval with the use of the building;</li> <li>b) the boundaries of the site and of any contiguous land belonging to the owner thereof;</li> <li>c) the north direction relative to the plan of the building;</li> <li>d) the name and description of the abutting roads, street, or lanes, if any, with the width thereof;</li> <li>e) the schedule of the property;</li> <li>f) the area to be occupied by the proposed building and the setbacks proposed for proper air and ventilation;</li> <li>g) In case of sloping ground where the gradient exceeds 5% (1:20) block levels have to be furnished in the site plan for site areas exceeding 500 Sq.m:</li> <li>h) any physical features such as wells, drains, transmission lines, etc.;</li> <li>i) natural features like existing trees, ridges, valleys etc.,</li> <li>j) the means of access from the street to the building, and to all other buildings (if any) which the applicant intends to erect upon his land.</li> <li>k) the position of the building and of all other buildings (if any) which the applicant intends to erect upon his site.</li> <li>l) all existing buildings standing on, over the site including service lines.</li> <li>m) block levels in cases where basement / cellar floors are proposed below ground level;</li> <li>n) such other particulars, as may be specified by the Authority</li> </ul>
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	<p>iii) <b>Building plan</b></p>	<p>Building plan drawn to a scale of 1:100 or 1:200 showing the following particulars, namely</p> <ul style="list-style-type: none"> <li>a) floor plans of all floors indicating north line and the various parts of the building, sizes / spacing of all framing members, sizes of rooms, position of stair-cases and lifts, machine rooms, ramps etc., in detail;</li> <li>b) use or occupancy of all parts of the building;</li> <li>c) exact location of essential services viz., water closets, baths, sinks, etc;</li> <li>d) A terrace plan indicating the drainage and slope of roof, position and extent of stair case head rooms, lift machine rooms, over head tanks, solar equipments and such other facilities permissible by the Authority</li> <li>e) sectional drawing showing sizes of footing, thickness of walls, spacing of columns, thickness of roof slab, height of rooms, height of parapet, drainage and slope of the terrace roof, details of staircase showing tread, rise and landing width, railing, etc;</li> <li>f) elevations of the building from the road side showing height of the building.</li> <li>g) details of ventilation of all rooms;</li> <li>h) open spaces or yards inside or surrounding the buildings;</li> <li>i) the schedule of all doors, windows, and ventilators showing sizes and numbers;</li> <li>j) dimensions of projected portions beyond the walls like chajja, balcony, canopy, etc;</li> <li>k) in case of basement floor, position of the ramp with respect to the entrance, ground level and building, with a slope not exceeding 1 to 10 or 1:8 (as specified by the Authority), the drainage arrangements in the basement floor, etc;</li> <li>l) arrangements for vehicular parking as per standards laid down in table – 8 indicating the entry, exit of vehicles, drive way, etc;</li> <li>m) such other particulars like, site area, plinth area of all buildings, areas of each floor and total floor area, Floor area ratio (FAR), building coverage, total height of building, etc shall be indicated with detailed drawings and calculation sheets.</li> </ul> <p>The drawing must be fully dimensioned so as to have easy, quick</p>
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		and accurate measurements
g)	<b>Services plans</b>	Services plan indicating all details of building sewage disposal system and rain water harvesting system.
h)	<b>Form of Supervision/ affidavit</b>	Affidavit in the form given in Appendix A-II by the competent Registered Architect / Engineer / Supervisor registered with BBMP/ BDA/ AUTHORITY who shall be undertaking the supervision.
i)	<b>Schedule II</b> of the National Building Organization	duly filled in duplicate as per Appendix A-III of these bye-laws
j)	<b>Structural safety certificate</b>	Structural safety certificate in the form given in Appendix A-IV from structural engineer registered with BBMP/ BDA/ AUTHORITY in case of buildings above 15.00 m. height or more than one basement.
k)	<b>Scrutiny fee receipt</b>	Receipt for having paid to the Corporation fund Scrutiny fee as prescribed in bye-law 2.1.9.
l)	<b>Affidavit</b>	Affidavit by the Applicant on stamp paper of Rs.100/- as given in Appendix A-V
m)	<b>Indemnity bond</b>	on stamp paper of Rs.100/- as per Appendix A-VI
n)	<b>Foundation certificate</b>	Foundation certificate which certifies the fitness of foundation to bear the additional building load in respect of old buildings above which new floors are proposed to be added which is issued by a Registered Architect / Engineer / Structural Engineer / Supervisor registered with BBMP/ BDA/ AUTHORITY as given in Appendix A-VII.
o) <b>Other certificates</b> – Certificates from the following authorities, wherever applicable.		
	<b>Agency</b>	<b>In respect of</b>
	i) Bangalore Development Authority	a) Commencement certificate for the change of land use in the Master Plan of Bangalore as per section 14 & 15 of the Karnataka Town and Country Planning Act, 1961.
		b) Bifurcation or amalgamation of plot as per Section 17 of KTCP Act 1961.
		c) Approval of Development plans where sital area exceeds 20,000 sq. m in case of residential buildings and 12,000 sq.m in case of non-residential buildings (as per Building Bye-laws 5.0).
		d) In case of civic amenity site, leased out by the Bangalore Development Authority, commencement certificate under sections 14 and 15 of the Karnataka Town and Country Planning Act, 1961 for construction of the building.

	e) in case of areas coming under the sensitive zone as per RMP – 2015, permission from Bangalore Development Authority
ii) Karnataka State Pollution Control Board (KSPCB)	NOC for buildings which come under the category stipulated by KSPCB and environment clearance as per norms.
iii) Fire Services Department	N.O.C. in case of buildings 15 m and above in height.
iv) Airport Authority of India	N.O.C. in case of buildings above 15m height
v) Karnataka Slum Clearance and Improvement Board	N.O.C. with regard to non-interference with improvement schemes, in respect of areas notified under section. 3 of the Karnataka Slum Areas (Improvement & Clearance) Act, 1973.
vi) District Magistrate	N.O.C. in case of permanent and semi permanent cinema theatres including drive in theatres and multiplex.
vii) Director of Factories and Boilers	N.O.C. in case of industrial buildings that includes boilers etc.
viii) Controller of Explosives	N.O.C. in case of buildings proposed for storage or sale of combustible articles.
ix) Railways	N.O.C. in case of buildings abutting railway property.
x) BMRCL	N.O.C. in case of buildings abutting BMRCL property.
xi) Lake Development Authority	N.O.C. in case of buildings in the proximity of lakes, tanks.

**2.1.3 Preparation and signing of plans:** All the plans shall be duly signed by the owner or his legally authorized agent or attorney and also by the Registered Architect / Engineer / Supervisor and shall indicate their names and addresses, qualification and the registration number allotted by BBMP/ BDA/ AUTHORITY. Architect / Engineer / Supervisor who prepares the plan or supervises the development works or who does both the jobs shall submit an affidavit duly notarized to the extent that the safety of the building in terms of fire and resistance to earthquake are taken care while preparing the plan. Also, he/she shall undertake to acknowledge that he/she will intimate the Competent Authority within 7 days of any violations with regard to sanctioned plan. Copy of the affidavit is at Appendix A-II.

**2.1.4 Size of drawing sheets:** The sizes shall be adopted for the drawings to be submitted as per Table I.



**Table I (Bye-law 2.1.4) Sizes of drawing sheets**

Sl. No.	Standard	Trimmed size (mm)	Untrimmed size (min) in mm
1	A0	841 x 1189	880 x 1230
2	A1	594 x 841	625 x 880
3	A2	420 x 594	450 x 625
4	A3	297 x 420	330 x 450
5	A4	210 x 297	240 x 330
6	A5	148 x 210	165 x 240

Any of the above convenient standard sizes may be adopted considering the details to be shown.

**2.1.5 Colouring of plans:** All the plans should be coloured as specified in Table 2 and folded to A4 size.

**Table 2 (Bye-law 2.1.5) Colouring of plans**

Sl. No.	Item	Site Plan			Building Plan		
		White Plan	Blue Print	Ammonia Print	White Plan	Blue Print	Ammonia Print
1	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black
2	Existing Street	Green	Green	Green	-	-	-
3	Future street if any	Green dotted	Green dotted	Green dotted	-	-	-
4	Permissible building line	Thick dotted black	Thick dotted black	Thick dotted black	-	-	-
5	Open Space	No Colour	No Colour	No Colour	No Colour	No Colour	No Colour
6	Existing Work	Black outline	White	Blue	Black	White	Blue
7	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8	Proposed work (see Note 1)	Red filled in	Red filled in	Red	Red	Red	Red
9	Drainage & Sewerage work	Red dotted thin	Red dotted thin	Red dotted thin	Red dotted thin	Red dotted thin	Red dotted thin
10	Water Supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin

**Note:** (1) Item No.8 does not apply, in case of an entirely new construction on the site.

(2) For land development, sub-division, layout, suitable colouring notations shall be used which shall be indexed.

**2.1.6 Registration of Architects / Engineers / Structural Engineers / Supervisors:** The Architects/ Engineers/ Structural Engineers/ Supervisors registered with BBMP/ BDA/ Council of Architecture/ AUTHORITY shall be eligible for submission of plans. A copy of

the registration certificate issued by BBMP/ BDA/ Council of Architecture/ AUTHORITY shall be enclosed along with every application.

**2.1.7 Building licence fee:**

- a) Every person intending to construct or reconstruct or alter any building under sections 299, 304 and 312, of the KMC Act shall pay to the Authority, the building licence fee as prescribed by the Authority subject to a minimum of Rs. 1000/- (Rupees Thousand only)
- b) Provided that no licence fee shall be payable by the Central and the State Governments for the construction of buildings by them on their lands.

**Note:** *The fixation of licence fee shall be governed by the following:*

- a) *For re-erection of existing buildings, the fees chargeable shall be the same as for the erection of new buildings.*
- b) *For additions / alterations / modifications in the existing buildings the fees shall be chargeable on the added /modified portions only at the same rate applicable to the new building.*

**2.1.8 Licence fee for compound wall** per running meter as determined by the Authority shall be paid on receipt of demand notice.

**2.1.9 Scrutiny fee:** Scrutiny fee, which is equivalent to 2% of the Licence fee shall be paid at the time of submitting the application subject to a minimum of Rs 25,000/- (Rupees Twenty Five Thousand only), which is non refundable.

**2.1.10 Ground rent:**

- a) The ground rent for transportation of building materials shall be paid as prescribed by the Authority.

**Note:** (i) *The ground rent charges shall be based on the total floor area of all the floors in the buildings.*

(ii) *The ground rent shall apply to transportation of building materials and not for any other purpose.*

(iii) *If the public land is utilised for storing of excavated materials and debris, separate charges will have to be paid at four times the rate fixed as ground rent.*

(iv) **Ground rent for high rise building:** *High rise buildings are not exempted from payment of ground rent irrespective of the setbacks and coverage.*

**b) Exemptions for ground rent:** Ground rent may be exempted in the following cases, namely

- (i) Individual residential bungalows with front set back of 6 metres and more with coverage of not more than 55 per cent.
- (ii) schools, colleges and other institutions with a front set back of 8 meters and more with coverage of not more than 45 per cent.

- (iii) religious and cultural buildings with a front set back of 8 meters and more with coverage of not more than 45 per cent.
- (iv) heavy industries and Government buildings with large extents of land capable of storing the building materials within the periphery of the property.

**Note:** *Exemption shall be granted only on production of undertaking from the applicant on a stamped paper of Rs. 100 that the Authority land, footpath and road will not be used for stocking building materials as well as depositing debris and in case of violation of this condition, they shall be liable to pay the ground rent at the normal rates in addition to the penalty of 50 % of the amount specified which will be recovered as arrears of tax on land and buildings, etc.*

**2.1.11 Security deposit –**

- a) The applicant shall deposit a refundable security deposit at the rate of Rs.100/- per Sq.m. of floor area for the following category of buildings namely,
  - i) Residential group housing / multi dwellings / apartments having more than 4 dwelling units.
  - ii) Commercial buildings.
- b) The security deposit shall be refunded within 3 years or ninety days from the date on which completion certificate is produced, whichever is earlier. If the construction is not as per approved plan and having more than 5% deviation then the deposit amount would be forfeited and separate action initiated as per the provisions of KTCP Act, 1961 and KM Act, 1964. If the deviation is less than 5% of the sanctioned plan, the security deposit may be adjusted against the compounding fine.

**2.1.12 Other Fees / Cess –** The Authority may charge any other fees / cess chargeable from time to time as specified by the Government.

**2.1.13 Demand notice** -The demand notice for the payment of licence fee, ground rent and such other fee for the issue of building licence will be valid for a period of forty five days only from the date of issue of the notice. After the expiry of the above period, fees shall be paid as per the revalidated demand notice. The revalidation shall be subject to the fee then in force at the time of such revalidation.

**2.1.14 Revision of licence fee and ground rent** - The Licence fee and ground rent are subject to revision from time to time by the Authority.

### 2.1.15 Construction of temporary sheds and structures:

- a) **Construction of temporary shed** - Temporary shed to be used as construction shed may be permitted in that plot (excluding public land) along with the sanction to a building and may be put up not earlier than a month before the commencement of the work and shall be removed immediately after the completion of the work. Occupancy certificate for the building shall be issued only after the removal of the temporary shed/ structures.
- b) **Temporary Structures** – Temporary Structures used for running establishments of commercial nature, Religious and Cultural Programmes etc., shall be permitted according to the purpose for which these are used by the special permission of the Authority for a limited period and subject to such conditions as may be imposed in the permission. Such temporary structures shall be completely removed on the expiry of period specified in it.

## 2.2 GRANT / REFUSAL OF LICENCE

2.2.1 The Authority, after having examined the application for licence, and collecting debris bond from applicant as per the proforma in Appendix A-VIII and necessary fees, may either grant the licence as per the proposal or with such modifications or conditions as it may deem necessary in the proforma given in Appendix A-IX or refuse licence citing the reasons and thereupon shall communicate its decision to the applicant within 30 days as per KM Act.1964.

2.2.2 The Authority may require the owner, builder, or any other person responsible for construction of a building to erect and maintain during construction such barricading as considered necessary to prevent dust, debris and other materials endangering the safety of people/structures, etc., in and around the site.

2.2.3 **Revised plans:** Where plans have been scrutinized and modifications or objections have been pointed out by the Authority, the applicant shall modify the plans to comply with the modifications or objections raised and resubmit the plans. The plans submitted for approval shall not contain superimposed corrections.

*Note: A plan once sanctioned may be revised or modified by the Authority on payment of additional fee for scrutiny, and additional fee, if any, to be paid, due to the increase in the permissible floor area. If the modified plan is sanctioned after the commencement of work, penalty at the rates prescribed by the Authority shall be paid by the applicant for the extent of the incremental area constructed before obtaining sanction plan.*

2.2.4 **Validity of licence:** The building licence, issued by the Authority under these bye-laws is valid for a period of 2 years, within which time the work needs to commence. If the work is not commenced within this period, the said permission shall be deemed to have lapsed and fresh sanction shall be obtained in accordance with these bye-laws before commencement of work. The construction period valid under the licence shall be 3 years and has to be renewed thereafter.

2.2.5 **Limitations of building sanction:** The building plan sanction by the Authority shall not mean responsibility or clearance of the following aspects.

- i) Title or Ownership of the site or building
- ii) Easement rights
- iii) Variation in area from recorded areas of plot and actual area on the ground
- iv) Structural reports, Structural drawings and Structural aspects.

- v) Workmanship, soundness of structure and materials used.
- vi) Quality of building services and amenities in the construction of building.
- vii) The site / area liable to flooding as a result of not making proper drainage arrangements as per the topography of the land.
- viii) Other requirements / licences / clearances required for the site / premises or activity under various other laws.

### **2.2.6 Special powers of the Authority:**

a) The Authority may direct the owner

- (i) to change the location of the proposed building
- (ii) to provide open space or ventilation
- (iii) to use specified materials for construction
- (iv) to implement effective sustainable practices in the township
- (v) to implement water and waste management practices
- (vi) to implement construction dust prevention measures
- (vii) to implement rainwater harvesting, renewable energy measures

if such measures are considered necessary keeping in view the existing or proposed power lines, water and sewage lines passing through the site, or due to any proposed widening of the road or formation of new roads passing through the site; which shall not be inconsistent with the Act and the Master plan;

**b) Revocation of Licence:** The Authority may revoke the building licence issued under these bye-laws where ever there has been any false statement, misrepresentation of any material fact in the application / documents or violations of sanctioned plan or non compliance thereof, and shall state the reasons for revoking the licence.

## **2.3 PROCEDURE AFTER GRANT OF LICENCE**

**2.3.1 Responsibility of owner:** The granting of licence, approval of the plan and specifications, or inspections made by the Authority shall not in any way relieve the owner of a building from full responsibility for carrying out the work in accordance with the requirements of the sanctioned building plan along with such conditions as have been imposed while sanctioning the licence.

### **2.3.2 Commencement of work:**

- a) The construction or reconstruction of a building shall be commenced within a period of two years from the date of issue of licence. Before the expiry of two years, the owner shall give intimation to the Authority of the intention to start work in the form prescribed in Appendix A-X. Further, the owner shall apply for Commencement Certificate to the Authority on completion of the foundation or footings, as in the form prescribed in Appendix A-XI.
- b) After the expiry of two years from the date of licence, construction or reconstruction of a building shall not be commenced without obtaining a fresh licence from the Authority.

### **2.3.3 Inspection:**

Generally all construction and work for which a licence is required shall be subject to inspection by the Authority and certain types of construction involving unusual hazards or requiring constant inspection, shall have continuous inspections by the Authority.

### **2.3.4 Commencement Certificate:**

- a) Within 15 days from the date of the receipt of intimation under bye-law 2.3.2, the Authority shall inspect the site to verify the line out marked for the building according to the sanctioned plan. The owner shall commence the work after the grant of commencement certificate in the form prescribed in Appendix A-XII.
- b) If the commencement certificate is not issued within a period of 15 days from the date of intimation by the owner, the construction may proceed according to the sanctioned plan.

### **2.3.4 Documents at sites –**

- a) Where tests of any materials are required to be in conformity with the requirements of these bye-laws, or conditions of licence, records of the test data shall at all times be kept for inspection during the construction of the building and for such period thereafter as may be required by the Authority.
- b) **Display of sanctioned plan and licence at construction site**
  - (i) The owner/builder/contractor shall during the construction, display the following documents in a conspicuous place of the licensed premises;
    - A copy of the building licence; and
    - A copy of the approved plans of the property in respect of which the licence was issued and the specifications of the building to be constructed.
  - (ii) The building licence and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

If the owner or developer is failed to follow the above conditions then authority may impose a penalty of Rs. 1000/- for first notice, Rs. 2000/- for second notice, if he fails then licence may be withdrawn.

## **2.4 OCCUPANCY CERTIFICATE**

- 2.4.1 a) Every person before the expiry of three years from the date of issue of licence shall complete the construction or reconstruction of a building for which the licence was obtained and within one month after the completion of the erection of a building shall send intimation to the Authority in writing of such completion in the proforma given in Appendix A-XIII accompanied by a completion certificate in Appendix A-XIV certified by a Registered Architect / Engineer / Supervisor and shall apply for permission to occupy the building.

- b) The Authority shall decide after due physical inspection of the building (including whether the owner had obtained commencement certificate as per KM Act.1964 and compliance regarding production of all required documents including clearance from the Fire Service Department in the case of high rise buildings at the time of submitting application) and intimate the applicant within thirty days of receipt of the intimation whether the application for occupancy certificate is accepted or rejected.

Further, if the public road abutting the property has been damaged or deteriorated due to construction work of the building, then the owner shall pay pro rata charges for improvement of road, as decided by the Authority.

- c) In case, the application is accepted, the occupancy certificate shall be issued in the form given in Appendix A-XV provided the building is in accordance with the sanctioned plan.

2.4.2 Physical inspection means the Authority shall find out whether the building has been constructed in all respects as per the sanctioned plan and requirement of building by-laws, and includes inspections by the Fire Service Department wherever necessary.

2.4.3 If the construction or reconstruction of a building is not completed within five years from the date of issue of licence for such a construction, the owner shall intimate the Authority, the stage of work at the expiry of three years. The work shall not be continued after the expiry of three years without obtaining prior permission from the Authority. Such continuation shall be permitted, if the construction or reconstruction is carried out according to the licenced plan and if the Authority is satisfied that at least 75 percent of the permitted floor area of the building is completed before the expiry of three years. If not, the work shall be continued according to a fresh licence to be obtained from the Authority.

2.4.4 For all high rise buildings, the work shall also be subject to inspection by the officers of the Karnataka State Fire Service Department and the occupancy certificate shall be issued only after obtaining a clearance certificate from the Director of Fire Services.

**2.4.5 Occupancy or letting of the new buildings –**

- (a) No person shall occupy or allow any other person to occupy any new building or part of a new building for any purpose whatsoever until occupancy certificate to such buildings or part thereof has been granted by an officer authorized to give such certificate if in his opinion in every respect the building is completed according to the sanctioned plans and fit for the use for which it is erected. The Authority may in exceptional cases (after recording reasons) allow partial occupancy for different blocks of a building, subject to NOC from fire department in case of buildings above 15m and satisfaction of other conditions .

- (b) In case of commercial buildings or shopping centres and residential apartments, provision shall be made for fire safety measures in accordance with requirement as stipulated by the Fire Force Authorities before the issue of Occupancy Certificate.

**2.4.6 Deviations during construction**

- (a) Wherever any construction is in violation/deviation of the sanctioned plan, the Chief Officer may, if he considers that the violations / deviations are within 5% of (1) the set back to be provided around the building, (2) plot coverage (3) floor area ratio and (4) height of the building and that the demolition is not feasible without affecting structural



stability, he may regularize such violations/deviations after recording detailed reasons for the same.

- (b) Violation/deviation as at 2.4.6 (a) above may be regularized only after obtaining as built plan recording thereon the violations/deviations and after the levy of fine prescribed by the Authority from time to time.
- (c) Regularization of violations / deviations under this provision are not applicable to the buildings which are constructed without obtaining any sanctioned plan whatsoever and also the violations / deviations which are made inspite of the same being specifically deleted or rejected in the sanctioned plan.
- (d) If the construction is not proceeding according to the sanctioned plan or is in violation of any of the provisions of this bye laws, the Authority shall notify the owner, and all further constructions shall be stayed until correction has been effected and approved.
- (e) If the owner fails to comply with the requirements at any stage of construction, the Authority shall issue a notice as per KM Act.1964, to the owner asking explanation for non – compliance. If the owner fails to comply within 30 days from the date of receiving the notice, the Authority shall be empowered to cancel the building permit issued. No further work shall be undertaken or permitted upon such construction until a valid building permit thereafter has been issued.
- (f) If the owner, in violation of the notice for cancellation continues the construction, the Authority may take all necessary means to stop such work and further appropriate actions including demolitions as per KM Act.1964.

#### **2.4.7. Occupancy Violations:**

Wherever any building is being used contrary to provisions of this bye-law, the Authority may order such use discontinued and the building or portion thereof, vacated by the notice served on any person, causing such use to be discontinued. Such person shall discontinue the use within 10 days after the receipt of such notice or make the building or portion thereof comply with the requirement of the bye-law.

## PART III

### 3.0 TECHNICAL

#### 3.1 GENERAL BUILDING REQUIREMENTS

##### 3.1.1 Requirements of building sites:

- (i) No piece of land shall be used as a site for the construction of buildings under the following circumstances:
  - a) if the site is not drained properly or is incapable of being well drained;
  - b) if the Authority considers that the site is insanitary or it is dangerous to construct a building on it;
  - c) if the building is proposed on any area filled up with filthy and offensive matter to the effect that it is fit to be built upon from health and sanitary point of view;
  - d) if the owner of the building has not shown to the satisfaction of the Authority that all the measures required to safeguard the construction from constantly getting damp are being taken;
  - e) if the construction of the building thereon is for public worship which in the opinion of the Authority may offend the religious feelings of any class of persons in the vicinity thereof; or which may cause obstruction to the traffic.
  - f) if the use of the said site is for the purpose of establishing a factory, warehousing, or work place which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighborhood;
  - g) if the plot is a revenue site for which permission under the Karnataka Land Revenue Act, 1964 is not obtained under section 95 thereof.

**Note:** Every application for a factory, workshop or work place if it is proposed to employ and use power shall also satisfy the conditions of the KM Act.1964 and specific permission thereunder shall be obtained.

- (ii) If the proposed use of the building on the site does not conform to the land use proposals of the development plan or zoning regulations, permission from the Bangalore Development Authority (a) for the change of land use and (b) for the sub-division of plot, have to be furnished.
- (iii) No Plan shall be sanctioned for a residential detached building on a plot measuring less than 50 Sq.m. or having width less than 6 metres. In specific cases of sites for housing schemes for EWS, LIG, Slum Clearance and Improvement Schemes as well as reconstruction in case of densely populated areas, and plot sub-divided due to family partitions, the Authority may relax the above conditions.

**3.1.2 Prohibition of construction on public property:**

(a) **Erection on drains** - No building or part of a building shall be erected over drains, sewer lines, water mains or underground electric mains or on any such other public property.

(b) **Projection of doors windows, etc.-**

No one shall build any wall or erect any fence or other obstruction or projection or make any encroachment in or over any public street, foot path, drain or margin land.

No door, gate, bar, windows or projections shall be hung, or placed so as to open outwards or project upon any street or public utility or into any public property.

**3.1.3 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 3. 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 3. The minimum vertical clearance is not applicable if the horizontal distance exceeds the minimum prescribed.

**Table 3 (Bye-law 3.1.3)  
Distance of buildings from electrical lines**

SI No	Class	Horizontal Clearance	Vertical Clearance
1	For low and medium voltage service lines upto and including 11 kV	6m	3.7m
2	For high voltage lines above 11 kV & upto & including 33 kV	6m	3.7m
3	For extra-high voltage line	6m	3.7m + 0.33m for every additional 33 kV or part thereof

**3.1.4 Sites / buildings at intersection of streets:**

(a) At the intersection of streets / roads exceeding 12m in width, the corners of the boundary of the plot shall be rounded off or cut off, as decided by the Authority, depending upon the width of roads, traffic generated, sighting angle etc, to provide clear sight distance.

(b) The Authority may further require the corner of the building to be rounded off or cut off parallel to the rounded off or cut off boundary up to the height of the ground floor.

(c) In such cases the FAR is to be allowed for the total area of the plot.

- (d) For High Rise residential buildings, and commercial buildings with sital area more than 8000 sq. m, which are abutting major traffic corridors (roads designated as mutation corridors);
  - There shall be a separate entry and exit to the site;
- (e) For plots with an area of more than 750 Sq m Bell mouth entrance shall be provided.

**3.1.5 Cul – de – Sac:**

While developing a land, if for any reason, the road has to be stopped without continuation, then Cul de Sac with turn around area of 9.0 m radius at the end shall be provided.

**3.1.6 Width of road:**

- (a) While determining the width of the road the distance between the boundaries of a road including footpath, drains measures at right angles at the centre of the plot shall be considered.
- (b) In case of roads having service roads in addition to the main roads, the width of the roads shall be aggregate width of service roads and main roads for determining the FAR.
- (c) When a portion of road is at different / split levels, then the entire width of road shall be considered for determining FAR.
- (d) Road widths as determined by the Masterplan of the Township records, which shall be updated once in 10 years, shall be considered for determination of FAR.

**3.1.7 Means of access:**

- (a) The means of exclusive access which would be other than through public roads or streets shall not be of more than 30 meters in length from the existing public road and the minimum width of such access shall be 3.5 meters. If the width of access road is less than 3.5 m, then maximum floor area permitted in such cases shall not exceed 150 sq.m and 50 sq.m in residential and commercial zones respectively irrespective of the sital area.
- (b) F.A.R and height of building shall be regulated according to the width of public street or road only.
- (c) The means of exclusive access which would be other than through public roads or streets having more than the public road or street, but less than 30.0 m in length, then width of the public road or street shall be considered for reckoning FAR.
- (d) Access rights needs to be obtained before applying for any sanction/permission for development. Documents to support the rights obtained needs to be submitted along with the plan.

### 3.1.8 Plots facing the roads proposed for widening:

Where upper floors are permitted over the existing buildings which are sanctioned prior to the coming into force of these by-laws and which are facing the roads proposed for widening in the Master plan, the upper floors shall be limited to the proposed line of road widening or building line, if any prescribed.

In case of plots abutting the roads proposed for road widening under RMP 2015, the terms and conditions applicable under TDR shall be applicable.

### 3.1.9 Setbacks:

- (a) Front and rear setbacks shall be with reference to depth of site. The left and right setbacks shall be with reference to width of site.
- (b) Upto 11.5m height and plot size upto 4000 Sq.m, the setbacks are calculated as percentages of depth and width of the plot, as per **Table 4**.
- (c) For buildings which are more than 11.5m in height, **Table 5** shall be referred to fix the setbacks.
- (d) The dimensions in British system if any, adopted for the dimensions of plots may be interpreted as follows in Metric system and set-backs may be applied accordingly.
  - 20'-0" – 6.0 m
  - 30'-0" – 9.0 m
  - 40'-0" – 12.0 m
  - 50'-0" – 15.0 m
  - 60'-0" – 18.0 m
  - 80'-0" – 24.0 m
- (e) 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.
- (f) In case where the plinth of the building is not parallel to the property line, the set backs shall not be less than the specified set backs at any given point on any side.
- (g) The setbacks shall be provided in the owners plot. Public open spaces or conservancies should not be considered as setbacks.
- (h) Building lines have been prescribed for certain roads by the Bangalore Development Authority in Zoning Regulations of Revised Master Plan – 2015. This table is appended as Schedule III to these bye laws. Wherever the building lines are fixed, in such cases the front setback or the building line which ever is higher shall be considered as the front setback to the building.
- (i) 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.
- (j) In case of building facing more than two roads, the plot should be considered as corner plot taking two wider roads into consideration.

- (k) 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.
- (l) Recycling plant / DG set / Transformer / Air conditioning unit may be permitted in the setback areas, if provided without causing hindrance to driveways. However, due care shall be taken not to create nuisance / inconvenience to neighbours.

**Table 4 {(Bye law 3.1.9 (b))  
Setbacks for building Height upto 11.5 m and plot size of upto 4000 sq.m**

Width / Depth of size (m)	Width of size		Depth of size	
	Right side	Left side	Front side	Rear side
Upto 6.0	1.0 m	0	1.0 m	0
Above 6.0 upto 9.0	1.0 m on all sides			
Above 9.0 m	8%	8%	12%	8%

- (m) For plot over size of 4000 Sq.m, a minimum setback of 5.0 m on all sides shall be insisted.

**Table 5 {(Bye law 3.1.9 (c))  
All around setbacks for buildings above 11.5 m height**

Sl. No.	Height of Building in metres	Front, Rear & Side setbacks (Min. in metres)
1	Above 11.5 m and upto 15 m	5.00
2	Above 15.0 m and upto 18.0 m	6.00
3	Above 18.0 m and upto 21.0 m	7.00
4	Above 21.0 m and upto 24 m	8.00
5	Above 24 m and upto 27.0 m	9.00
6	Above 27 m and upto 30.0 m	10.00
7	Above 30 m and upto 35.0 m	11.00
8	Above 35 m and upto 40.0 m	12.00
9	Above 40 m and upto 45.0 m	13.00
10	Above 45 m and upto 50.0 m	14.00
11	Above 50.0 m	16.00

**3.1.10 Two or more buildings on a single site:**

- (a) For more than one building on a given site, the distance between the buildings shall be 1/2 the height of the tallest building, between the buildings under consideration.

- (b) In case, two or more buildings with different heights are proposed on single site, then the setbacks shall be applied with reference to the tallest building.

### 3.1.11 Coverage:

**Ground Coverage:** The total area covered by building immediately above the plinth level. Swimming pool, sump tank, pump house and electric substation, utilities are not included.

The Coverage and FAR for buildings in various zones are given in Part-IV (Regulation for main land use zones) in these bye laws.

### 3.1.12 Floor / Floor Area:

**Floor:** The lower surface of storey on which one normally walks into the building; the general term floor does not refer to basements / cellar or mezzanine floor.

**Floor Area for calculating Parking requirements:** Floor area shall be the aggregate area of all the floors of a building including thickness of wall, staircase room, lift room, escalators, balconies, lobbies, corridors, foyers, and such other parts provided for common service.

### 3.1.13 Floor Area Ratio (FAR):

- (a) The ratio of the Floor area to the plot area is FAR. However, it includes escalators, open balconies, staircase and corridors.
- (b) The floor area ratio shall exempt the floor area used for purposes such as parking space, main stair case room, lift shaft, lift wells, and lift machine rooms, ramps, ventilation ducts, sanitary ducts and overhead tanks.
- (c) When the site does not face the road of required width noted against each, then the FAR applicable to the corresponding width of the roads shall apply.
- (d) Where a plot faces a wider road than the one prescribed against it, the FAR shall be restricted only to the limit prescribed for the area of the plot.
- (e) **Additional FAR:** With a view to encourage redevelopment in old/core areas, additional floor area ratio (FAR) as an incentive is proposed for properties located within Zone I & II rings (lands falling under 100 & 200 series planning district plans) which are amalgamated or reconstituted only after the date of approval of Revised Master Plan 2015. Details of additional FAR are as follows;



**Table 6: (Bye law 3.1.13(iv))  
Additional FAR**

	Up to 360 sq.m	Above 360 sq.m upto 4000 sq.m	Above 4000 sq.m
<b>Ring.1</b>	As per Existing FAR	0.25 Additional FAR over the existing	0.50 Additional FAR over the existing
<b>Ring.2</b>	As per Existing FAR		0.25 Additional FAR over the existing
<b>Ring.3</b>	As per Existing FAR and Norms		

**3.1.14 Height of Building:**

**(a) Height limitations:**

- (i) The height of the building shall be governed by the limitation of the FAR, coverage, setbacks and the width of the road / street facing the plot as stipulated in the respective tables.
- (ii) If a building abuts and has access from two or more roads of different widths, then the height of the building shall be regulated according to the width of the wider road.
- (iii) For buildings within the landing and take off zones of aircraft in the vicinity of aerodromes, the maximum height of the building shall be as permissible in 3.1.14(a)(i) above, or as shown in Table 7 whichever is lower. These shall be regulated by the rules for the construction of buildings in the vicinity of aerodromes by the competent Aerodrome Authority.
- (iv) Industrial buildings** - The minimum height of rooms shall be as provided in the Factory Act, 1948 and rules made thereunder.

**Table 7 {Bye-law 3.1.14(iii)}  
Height limitations in the vicinity of aerodromes**

<b>(a) International civil air-ports and their alternates</b>	
<b>Limits of distance from the aerodromes point measured horizontally to buildings/structures or installations</b>	<b>Difference between the elevation of the top of the buildings/structures of installations and the elevation of the aerodromes (aerodromes reference point)</b>
1 Between 8534 M and 22224 M	Less than 152 M
2 Between 7315 M and 8534 M	Less than 122 M
3 Between 6096 M and 7315 M	Less than 91 M

4 Between 4877 M and 6096 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	Nil except with the prior concurrence of the local Aerodrome Authority
<b>(b) Other civil airports and civil aerodromes:</b>	
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 Authority.

**Note:**

- (i) For Sl. No. (7), (8) and (9), no trees shall be planted within the limits of the distance indicated thereto.
- (ii) Irrespective of the distance from the aerodrome beyond 22,224m of the aerodrome/aerodrome reference point, no radio masts or such similar type of installations exceeding 152m. in height should be erected with out prior permission of the concerned civil aviation authority.
- (iii) No buildings structures or installations exceeding the height indicated in (a) and (b) of Table 7 should be permitted without prior consultation with the Local Authority.
- (iv) Location of slaughter houses, butcheries and other areas of activities like garbage dumps which would attract high flying birds like eagles, hawks etc., shall not be permitted within a radius of 10 kilometres from the aerodrome reference point.**

**3.1.15 New additions alterations and modifications to existing buildings:**

- (a) Any additions, alterations & modifications to existing buildings shall be permitted in accordance with these bye-laws.
- (b) In case of the buildings which are existing prior to coming into force of these regulations, upper floors may be permitted according to the existing set-backs only, **but limiting the F.A.R, number of floors and other requirements such as car parking**

**according to the present bye-laws**, subject to production of the foundation certificate as prescribed in the bye-law no. 2.1.2 (m) and NOC from Fire Department in case of buildings above 15m height.

**3.1.16 Parking requirements and norms:**

- (a) Adequate space for the parking of vehicles shall be provided in the sites as per the standards given in Table 8 subject to the following stipulations.
- (i) Each off street car parking space provided for motor vehicles shall not be less than 13.75 Sq.m (2.5 meters x 5.5 meters). For motor cycles and scooters, each parking space shall not be less than 2.5 sq.m (1.25 meters x 2 meters) and for cycles it shall not be less than 1.5 sq.m (0.75 meters x 2 meters).
  - (ii) Off street car parking space shall be provided with adequate vehicular access to a street and areas of drives (driveways) of not less than 3.5 m wide . Aisles and such other provisions required for adequate monitoring of vehicles shall be exclusive of the parking space stipulated in these bye-laws.
  - (iii) Car parking shall not be provided in the setback areas if the minimum setback is less than 3.0 m. If car parking is provided in the setback areas, a minimum of 3.0m shall be left free from the building in case of G+3 upper floor buildings and a minimum of 6m in case of buildings which are G+4 upper floors or more.

**(b) Parking provision through building on stilts:**

- (i) When Parking is provided on the ground floor with the building on stilts, parking area shall be exempt from the calculation of FAR.
- (ii) All sides of the stilt parking shall be open.
- (iii) When stilt parking is provided the clear height shall not exceed 2.4 m and the height shall be considered for calculating the total height of the building.
- (iv) Any place used for parking is not included in the calculation of FAR.

**(c) Parking provision on multi level or on any number of floors:**

- (i) Access Ramps, elevators, escalators to the upper floors or terrace floor shall not be provided in the setback area and ramps to be within the plinth area of the building and shall be exempt from FAR calculation.
- (ii) Car parking shall not be provided in the setback areas. If provided, a minimum of 3.0m shall be left free from the building in case of G+3 buildings and a minimum of 6.0m in case of buildings which are G+4 or more.
- (iii) When **Multi Level Car Parking (MLCP)** is proposed on a plot as independent activity, there shall not be any limitation for FAR or height of building subject to condition that they satisfy Fire and Airport Authority restrictions wherever applicable.

**Table 8 (Bye law 3.1.16(a))**  
**Parking requirements for various uses**

Sl. No.	Type of use	One car parking space of 2.5m x 5.5m shall be provided for every
1	Theatres and Auditoriums except educational institutions;	25 seats of accommodation subject to a minimum of 20
2	Retail business (Shops, Shopping complexes, Malls etc.)	50 sq. m of floor area
3	Multiplex integrated with shopping	40 sq.m of floor area plus requirement of parking according to Cinematography Act
4	Wholesale and warehouse buildings	150 sq. m of floor area plus 1 lorry parking space measuring 3.5 x 7.5 m. One additional for every 500 sq.m. or part thereof.
5	Restaurant establishments serving food and drinks and such other establishments	75 Sq.m of floor area
6	Lodging establishments, Hotels and tourist homes	80 Sq.m of floor area.
7	For Star Hotels	For every 2 rooms. Additional 10% of the total requirement shall be reserved as parking for visitors.
8	Office-buildings (Govt/Semi-Govt. & Pvt.)	50 sq.m of floor area.
9	Hostels	Professional college hostels: 1 for every 5 rooms and others : 1 for every 10 rooms
10	Industrial (Factory/ Manufacturing) buildings	100 sq.m of floor area plus 1 lorry space measuring 3.5 m x 7.5 m. For every 1000 sq.m or part thereof.
11	Nursing homes	50 sq.m of floor area.
12	Hospitals	100 sq.m of floor area
13	Multi Dwelling Units	a) Dwelling Unit measuring more than 50 sq.m upto 150 sq.m of floor area. Additional 1 car park for part of thereof, when it is more than 50% of the prescribed limit. b) Car parking for each 2 dwelling units, if the dwelling unit is less than 50 sq.m c) 10% of additional parking shall be kept for visitors' car parking.
14	Kalyana mantaps, Convention centers	50 Sq.m of floor area.
15	Recreation clubs	50 sq.m of floor area.
16	Educational buildings	150 sq.m of floor area.
17	Other public and semi-public buildings	100 sq.m of floor area.

**Note:**

(i) Additional parking for part area shall be provided when the part area exceeds 50% of the prescribed limits / standards.

## **3.2 REQUIREMENTS OF PARTS OF BUILDING**

### **3.2.1 Ramps:**

- (a) Provision for ramp shall have a minimum width of 3.5 m and a slope of not less than 1 in 10 and 1 in 8 in special cases. The ramp and the driveway in the basement shall be provided after leaving a clear gap of minimum 2.0 m from the common property line. The slope of the ramp shall commence from 1.5 m of the edge of property line.
- (b) Ramps for the physically challenged shall be provided in all public buildings as per Schedule IV.

### **3.2.2 Garage:**

- (a) The maximum width of the garage shall not exceed 4m.
- (b) The garages shall not be constructed or reconstructed within 4.5 m from the road edge. This may be relaxed in cases where the garage forms part of the main building with minimum setback for that plot.
- (c) The length of garage shall not exceed 1/3 rd the length of the site but not exceeding 8.0 m in any case.
- (d) In case of lumber room being proposed within the portion of the garage, the depth of the lumber room shall not exceed 1.25 m and entrance to such lumber room shall be from the rear setback only.
- (e) In the case of corner plots the garage shall be located at the rear corner diagonally opposite to the road intersection.
- (f) For garage, no side or rear setback should be insisted, one upper floor not exceeding 3.0 m height shall be permitted provided, no opening are provided towards neighbouring property and at least one opening for light and ventilation is provided towards the owners property.
- (g) The garage may be allowed in right or left side of the plot subject to site conditions.

### **3.2.3 Basement:**

- (a) Means storey which is partly or wholly below the average ground level and with a height not exceeding a projection of 1.2 m above the average ground level and overall height of the basement under any circumstances should not exceed 4.5 m between the floor and the ceiling of the basement in case of normal parking. In case of stacked/mechanical parking the height of the basement may be permitted up to a maximum of 4.5m.
- (b) If a site is measuring less than 200 sqm, then car parking shall not be permitted in the basement floor.
- (c) If the minimum setback is more than 2.0 m, then the basement may be extended on all sides except the side abutting the road, provided the minimum setback between the basement and property boundary is minimum 2.0 m.
- (d) Basement floors up to a maximum of 5 (five) levels may be permitted for car parking

subject to adequate safety measures of the owner's property. An affidavit in this regard shall be submitted to the Authority at the time of plan sanction.

- (e) Permissible uses in the Basement for buildings other than 3 Star and above category:
- Dark rooms for X ray and storage of light sensitive materials
  - Bank Safes/ Strong room included in the FAR
  - Air condition handling units/equipment, utilities and services connected with the building.
  - Parking
- (f) In case of 3 Star and above category of hotels, the spare area in the basement after catering to the requirement of parking facilities may be allowed to be used for other purposes incidental to the running of the hotel, such as; health club, shopping arcade, dining area, with or without kitchen facilities, with gas cylinder, administrative office, gym rooms, banquet/conferencing facility, swimming pool, discothèque etc. subject to reckoning of the same for FAR calculations.
- (g) Parking area if misused is liable to be municipalized / taken over by the local body/authority without any compensation.
- (h) Basement in a residential building shall be allowed without taking into FAR calculations subject to the condition that it will be used only for the purposes of Home Theater or Gym or a combination of both for personal use of the occupant on a site which does not exceed 500sqm and should be in Residential (Main) area as per Revised Master Plan 2015. In such cases, it should be single dwelling unit only and the entry to the basement shall be from inside the main building itself.
- (i) When Basement is used for Car parking, the convenient entry and exit shall be provided. Adequate drainage, ventilation, lighting arrangements shall be made to the satisfaction of the authority.
- (j) Access to the basement floor used other than for parking purposes be from inside the building.
- (k) The basement floor shall not normally be partitioned. If the ventilation standards are met with, the partition of basement may be permitted.
- (l) Adequate protection against fire shall be provided to the basement storey as per the National Building Code 2005 and NOC from Fire Department.

#### **3.2.4 Plinth:**

- (a) The minimum height of the plinth at the ground floor level shall not be less than 0.45 m. The basement height should not project more than 1.2 metre above the average Ground Level. In case of sloping street reference shall be made with respect to the street level at the centre of the frontage of the plot. Where the level of the plot is different from the street level, the plinth height shall be determined by the Authority with respect to the surrounding average ground level so that adequate drainage from the site is assured.
- (b) In case of plots situated in low lying areas, the plinth level shall be such that sufficient gradient is created for sewerage, and to avoid any risk of surface drains flooding the building.

- (c) In case of access steps to the plinth, the construction shall be within the plot boundaries. In special cases, where the general level of the site is higher than the street level, the Authority shall have the power to impose conditions on the building schemes prescribing the location of the building and of any steps or ramps leading from the streets to the proposed building within the plot only. Such access ways shall be kept completely free of obstructions and open to the sky.

### **3.2.5 Habitable rooms:**

- (a) No habitable room shall have a floor area of less than 9 sq.m for plot sizes upto 120 sq.m with a minimum width of 2.4 m.
- (b) The minimum height of all rooms used for human habitation shall be 2.90 m measured from floor to floor. In case of air conditioned rooms, the height of not less than 2.4 m. measured from the surface of the floor to the lowest point of the air conditioning duct or false ceiling shall be provided. Where beams are provided the minimum head room shall be 2.4 m.

### **3.2.6 Open spaces:**

- (a) Every room intended for human habitation shall abut an interior or exterior open space or open verandah open to such interior or exterior open space.
- (b) Interior open spaces – The whole of one side of one or more rooms intended for human habitation and not abutting on any of the front, rear or side open spaces shall abut on an interior open space with a minimum area of 5sq.m in case of low rise buildings and 10 sq.m in case of high rise buildings.

### **3.2.7 Mezzanine floor:**

- (a) Not more than one mezzanine floor shall be permissible in a building.
- (b) Mezzanine floor is not permitted in residential buildings
- (c) A Mezzanine floor shall be accessible only from its lower floor.
- (d) The aggregate area of a mezzanine floor shall not exceed 1/3 (or 33.33%) of covered area of its lower floor.
- (e) The minimum height of mezzanine floor shall be 2.2 m and the maximum height shall be 2.75m.
- (f) It shall conform to the standards of the habitable room as regards lighting and ventilation:
- (g) It shall be constructed without interfering with the ventilation of the space over and under it;
- (h) A mezzanine floor shall not be sub-divided into smaller compartments unless adequate ventilation is provided;
- (i) A mezzanine floor or any part of it shall not be used as a kitchen;
- (j) In no case, a mezzanine floor shall be closed so as to make it liable to be converted into unventilated compartments.

### **3.2.8 Kitchen:**

- (a) The area of the kitchen where a separate dining area is provided shall not be less than 5 sq.m. with a minimum width of 1.8 m. Where there is a separate store, the size of the kitchen may be reduced to 4.5 sq.m. A kitchen which is also intended for dining shall have a floor area of not less than 7.5 sq.m. with a minimum width of 2.1 m.



- (b) The height of the kitchen shall not be less than 2.75 m. Where beams are provided the minimum head room shall be 2.4 m.
- (c) Every room to be used as a kitchen shall have the following conveniences, namely:-
  - unless separately provided with a pantry, provision should be made for washing of kitchen utensils with proper drainage.
  - an impermeable floor.
  - proper chimney and flue to be provided for the escape of gases.

### **3.2.9 Bath room and water closets:**

- (a) The size of a bath room shall not be less than 1.8 sq.m with a minimum width of 1.2 m. If it is a combined bath and water closet, its floor area shall not be less than 2.0 sq.m, with a minimum width of 1.2 m. The minimum floor area for water closets shall be 1.1 sq.m with a minimum width of 0.9 m.
- (b) The height of a bath room or water closet measured from the surface of the floor to the lowest point of ceiling shall not be less than 2.2 m.
- (c) Every room used as bath room and water closet,-
  - shall be so situated that atleast one of its walls shall have external wall opening or a ventilation shaft / duct.
  - shall have the platform or seat made of water-tight non-absorbent materials.
  - shall be enclosed by walls or partitions and the surface of every such wall or partition shall be furnished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room.
  - shall be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.
  - shall not be used for any purpose except as a lavatory and no such room shall open directly into a kitchen or cooking space by a door, window or other openings. Every room containing water closets shall have a door completely closing the entrance to it.
  - shall have flush-out facility.
  - No pipes shall be left exposed on the front side of the building

### **3.2.10 Penthouse:**

One penthouse only is permissible for a building. The area of the penthouse with staircase room shall be limited to 10Sq.m. Penthouse shall be considered for reckoning of FAR.

### **3.2.11 Loft:**

- (a) A Loft provided in a kitchen shall not exceed 25% of the area of the kitchen and when provided over a bath room, water closet and corridor, the loft can occupy up to 100% of the area.



- (b) The head room for the loft shall be not more than 1.5 m.

**3.2.12 Stair-case:**

- (a) The Minimum clear width of stair-cases for buildings shall be as per table 31. The minimum width of tread shall be 25 cm. for residential buildings (excluding apartments). The minimum width of tread for other buildings shall be 30 cm. Maximum riser shall be 19 cm. for residential buildings (excluding apartments) and 15 cm. for other buildings and they shall be limited to 12 per flight.
- (b) The minimum clear head room in a stair case shall be 2.2 m.

**3.2.13 Elevator (Lift)** has to be provided for building more than G+3 floors.

**3.2.14 Boundary wall-**

- (a) Except with the special permission of the Authority,
- The maximum height of the front and side boundary wall shall be 1.5 m. above the ground level;
  - The rear boundary walls shall not have a height of more than 2 m. above the centre line of the service road or where there is no service road 2 m. above the ground level;
  - In case of corner plots, the height of the boundary wall shall be restricted to 0.75 m. for a length of twice the width of the Road from the intersection on either side. The corners of the boundary wall in such cases shall be rounded off or cut off as indicated in the bye-law 3.1.4.
  - The stipulations of clause (a) of the bye-law of 3.2.13, are not applicable to the boundary walls of jails, sanatoria and heavy industries and women's hostels;
- (b) The boundaries of the building sites shall not be provided with barbed wire fence, prickly hedge or other objectionable plants.

**3.2.15 Exemptions in setbacks/ open spaces:**

The following exemptions in set backs/open spaces shall be provided.

- (a) **Projections into open space:** Every Open space provided either interior or exterior shall be kept free from any erection there on and shall be opened to sky and no cornice roof or weather shade or chajja more than 0.75m wide or 1/3rd of open space /set back which ever is less shall overhang or project over the said open space.
- (b) No projection shall over hang or project over the minimum set back area either in the cellar floor or at the lower level of the ground floor.

**(c) Cantilever Portico:**

A cantilever portico 3 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 not less than 2 m from the plinth level. The portico is allowed only on the side where the set back/open space left exceeds 3m width.

In case of plots upto 40' x 60', car parking may be provided under the cantilever portico, provided the minimum size of the portico is 2.5m x 5.5 m. In such cases, the sides of the portico shall be kept open without enclosing them.

**(d) Balcony** – The Projection of the Balcony shall be measured perpendicular to the building upto the upper most edge of the balcony. Projection of the balcony should not exceed 1/3 of the setback on that side subject to a maximum of 1.1m in the first floor and 1.75 m from the second floor onwards. No balcony is allowed in the ground floor. If the balcony projects into the setback area, then the length of the balcony shall be limited to 1/3rd of the length of each side of the building.

**(e) Cross Wall** - A cross wall connecting the building and the boundary wall may be permitted limiting the height of such wall to 1.5m

### **3.2.16: Refuge Area:**

For Buildings more than 24 mtrs in height, Refuge area of 15 sqm or an area equivalent to 0.3 sqm per person to accommodate the occupants of two consecutive floors, whichever is higher, shall be provided as under:

The Refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air, at least on one side protected with suitable railings

- a) For Floors above 24 mtrs and upto 39 mtrs – 1 refuge area on the floor immediately above 24 mtrs
- b) For Floors above 39 mtrs – 1 refuge area on the floor immediately above 39 mtrs and so on, after every 15 mtrs. Refuge area provided in excess of the requirements shall be counted towards the FAR

Note: Residential Flats in multi-storeyed buildings with balconies, neednot be provided with Refuge area, however, Flats without balconies shall provide refuge area as given above.

## **3.3 REQUIREMENTS OF BUILDING SERVICES**

### **3.3.1 Lighting and ventilation requirements**

#### **(a) Natural ventilation:**

Rooms shall have, for admission of light and air, one or more openings, such as windows and ventilators, opening directly to the external air or into an open verandah. Doors are not counted towards the area of openings in walls for lighting and ventilation purposes.

#### **(b) Artificial ventilation:**

Where the light and ventilation requirements are not met through daylight and natural ventilation, the same shall be ensured through artificial lighting and mechanical

ventilation, as per Part VIII Building Service section I, Lighting and ventilation of National Building Code of India brought out by the Indian Standards Institution. The provisions contained in the latest version of the Code shall be made use of at the time of enforcement of the bye-laws.

**(c) Area of openings:**

Minimum aggregate area of openings excluding doors, shall not be less than 1/6th of the floor area in the case of residential buildings. In the case of other public buildings like business houses, educational buildings, offices, institutional and hospital buildings, the minimum aggregate area of openings shall be not less than 1/5th of the floor area. The area of openings shall be increased by 25% in the case of kitchen. No portion of a room shall be assumed to be lighted if it is more than 7.5 m from the opening.

In case of bath rooms and water closets, minimum area of window or ventilator shall be 0.9 sq. m. with one side being not less than 0.3 m.

**(d) Ventilation shaft:**

For lighting and ventilating the space in water closets and bath rooms, when no opening is provided towards any open spaces, they shall open on to the ventilating shaft, the size of which shall not be less than as indicated below:

**Table 9 {Byelaw 3.3.1 (d)}**  
**Size of Ventilation shaft**

No. of storeys	Size of ventilation shaft in sq.m	Minimum width in m
Upto 2	1.2	0.9
Upto 4	1.8	1.2
Upto 6	4.0	1.5
Upto 8	5.4	1.8
Upto 10	8.0	2.4
11 and above	9.0	3.0

All shafts shall be accessible from ground floor with minimum opening size of 900 x 2000 mm height.

**3.3.2 Disposal of polluted and unpolluted water:**

- (a) Separate pipes shall be provided for the disposal of polluted and unpolluted water from the buildings. Polluted water shall be the water coming out from lavatories, bathrooms, water closets, kitchen and from other parts of the building which is already used for domestic or other purposes. Unpolluted water shall include rain water and the unpolluted subsoil water, if any.
- (b) Polluted water shall be drained to the sewerage system through separate pipes.
- (c) Roof of every building shall be constructed so as to permit effectual drainage of rain water there from by means of sufficient rain water pipes of adequate size wherever required, which shall be so arranged, jointed and fixed as to ensure that the rain water is

carried away from the building without causing dampness in any part of the wall or foundation of the building or those of an adjacent building or causing annoyance or inconvenience to the neighbour or passer-by.

- (d) Subject to Schedule V, rain water pipe shall be connected to the roadside drain or may be carried out in any other approved manner without causing damage to the property of the Authority.
- (e) Subject to Schedule V, rain water pipe shall be affixed to the out-side of the external walls of the building or in recesses or chases cut or formed in such external walls or in such other manner as may be approved by the Authority.
- (f) At the edge of the property towards the road, a duct shall be constructed for collecting the surface water flowing out from the building with proper connection to the roadside drain outside the property. In no case the surface water from the property shall be allowed to flow onto the footpath/road surface.
- (g) All the utility lines connecting to the building from the road shall be laid below the bed of the tertiary drain for easy flow of rain water.

### **3.3.3 Transformer:**

If the total floor area of a proposed building is more than 500 sq mtrs, then an area measuring minimum of 3mt x 5mt abutting to the access road shall be reserved for installation of electrical transformer, while issuing building permission.

### **3.3.5 Electrical installations, Air conditioning and heating:**

The planning, design and installation, of air-conditioning and heating installations of the building shall be in accordance with Part VIII of the National Building Code of India.

### **3.3.6 Plumbing services:**

The planning, design and installation of water supply systems, drainage, sanitary installations and gas supply installations in buildings, shall be in accordance with Part IX of the National Building Code of India 2005.

### **3.3.7 Telecom services:**

- (i) Every Residential / Commercial premises should provide an access path for leading copper / optical fibre cable to the building from outside the compound to the building:
- (ii) A single 32mm GI pipe buried at a minimum depth of 60 cm from the compound wall to the access point inside the building. A hand hole of 0.60 x 0.60 x 0.60m at the outside of the compound wall where the pipe has been terminated should be provided.
- (iii) In case of multistoried residential / business premises, minimum 2 pipes, one of 32mm and 2nd one of 60mm diameter should be laid at a minimum depth of 60 cm with hand hole at the boundary of the compound towards the street / road.
- (iv) The buildings should be completely pre wired within using concealed conduits for their communication requirements.

- (v) In case of the Multi-storeyed building a separate room preferably 4.50 x 3.65m may be provided in the basement for installation of telecom equipment. The room should have proper ventilation and lighting. The internal wiring from all the apartments should be brought to this room and terminated on a termination box.
- (vi) A vertical chute may be provided for drawing telecom cables from the basement with openings at every floor at a convenient place preferably near lift / stair case so that the telecom cable can be drawn for each floor / each flat.

### **3.3.8 Garbage/ Solid Waste Management disposal:**

Owner shall make provision of space for garbage dumping/ solid waste management in his own premises, abutting the public road. Garbage processing unit shall be installed within the premises for Residential buildings with more than 50 units and Industrial/ Commercial/ Hotel/ Institutional buildings over 1000 Sqm.

### **3.3.9 Sewage Treatment Plant:**

Sewage Treatment Plant shall be provided as specified in the NOC issued by the Competent Authority.

## **3.4 OTHER REQUIREMENTS OF BUILDINGS**

### **3.4.1 Building materials:**

- (a) The requirement of building materials to be used in construction shall conform to Part V Building Materials of the National Building Code of India.
- (b) **Alternate materials, methods of design and construction:**

#### **Methods:**

The provisions of bye-laws 3.4.1 and other provisions of the bye-laws are not intended to prevent use of any material or method of construction not specifically prescribed in these bye-laws provided such a work has been approved by the Authority.

The Authority may approve any such alternative, provided it is found that the proposed alternative is satisfactory and conforms to the provisions of the relevant parts regarding materials, design and construction, method of work offered for the purpose intended, atleast equivalent to that prescribed in the bye-law in quality, strength, compatibility, effectiveness, fire, water and sound resistance, durability and safety.

- (c) **Tests:** Whenever there is insufficient evidence of compliance with the provisions of these bye-laws or evidence that any material or method of design or construction does not conform to the requirement of the bye-laws or in order to substantiate claim for alternative materials, design or methods of construction, the Authority may require tests sufficiently in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner. This clause does not apply to materials with I.S.I. Certificate.
  - Test methods shall be as per the relevant I.S. Codes.
  - Copies of the results of all such tests shall be retained by the Authority for a period of not less than 2 years after the acceptance of the alternative materials.

**Note:**

*All references of clauses of the National Building Code in these bye-laws is referred to the publication of the National Building Code of India 2005. If these numbers are changed in subsequent additions, corresponding numbers shall be substituted.*

**3.4.2 Structural design:**

The structural design of buildings shall be in accordance with Part VI of the National Building Code of India.

**3.4.3 Exit requirements for high rise buildings, public and industrial buildings**

The exit requirements shall be as per Schedule X and requirements of Fire Department as specified in the No Objection Certificate.

**3.4.4 Provision of chutes:** In all multistoried/ highrise residential and commercial buildings, refuse chutes shall be provided in each floor and in specific area within the premises/compound of the building, for garbage collection. Such chutes shall be located away from the staircase and lift and shall not be at the core of the building.

**3.4.5 Provision of letter or mail box:** In all multistoried/high-rise buildings, the letter/mail box of appropriate dimensions shall be provided on the ground floor of residential and commercial buildings to meet the requirement of postal authorities.

**3.4.6 Facilities at the construction premises:** Temporary lavatories shall be provided for the use of workers within the construction premises where the floor area is more than 250 Sq.m.

**3.4.7 Facilities for physically handicapped persons –** All buildings (except individual residences) shall be designed and constructed to provide facilities to the physically handicapped persons as prescribed in the Schedule IV of these bye-laws.

**3.4.8 Safety measures against earth quake in building construction**

Buildings with ground plus four floors and above or buildings with a height of 15 m and above shall be designed and constructed adopting the norms prescribed in the National Building Code and in the “Criteria for earthquake resistant design of structures” bearing No. IS 1893-2002 published by the Bureau of Indian Standards, making the buildings resistant to earthquake. The supervision certificate and the completion certificate of every such building shall contain a certificate recorded by the Registered Engineer / Architect that the norms of the National Building Code and I.S. 1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake.

**3.4.9 Rain water harvesting:**

- (a) Provision of Rain Water Harvesting is mandatory for all plots which are more than 240 sq.m in extent. For plots less than 240 sq.m in extent, provision shall be made for ground water recharge.
- (b) The Rain Water Harvesting structures shall have a minimum total capacity as detailed in Schedule V.
- (c) Provided that the Authority may approve the Rain Water Harvesting structures of specifications different from those in Schedule V, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- (d) The owner of every building mentioned in the Schedule V shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- (e) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m of built up area for the failure of the owner of any building mentioned in the by-law 3.4.7 to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

**3.4.10 Solar energy:**

Solar lighting and solar water heating is mandatory for all new development / constructions as per Table 10 for different categories of buildings. If Solar Lighting and Solar Water heating is adopted, then refundable security deposit on fulfilling the conditions shall be returned along with 2% interest.

**Table 10 (Bye law 3.4.10)**  
**Solar lighting and water heater requirements**

Sl. No.	Type of use	100 liters per day shall be provided for every unit
1	Restaurants serving food and drinks with seating / serving area of more than 100 sq.m and above	40 sq. m. of seating or serving area
2	Lodging establishments and Tourist Homes	3 rooms
3	Hostel and guest houses	6 beds / persons capacity
4	Industrial canteens	50 workers
5	Nursing homes and hospitals	4 beds
6	Kalyana Mandira, 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	
9	b) Solar photovoltaic lighting systems shall be installed in multi unit residential buildings (with more than five units) for lighting the set back areas and drive ways	

**3.4.11 Tree planting:**

Planting of minimum two trees is mandatory for residential sites measuring more than 500 Sq.m and minimum four trees for Public & Semi public / Commercial / Industrial sites measuring more than 1000 Sq.m. The trees shall be planted only in the rear / side setback area. The Authority shall ensure that trees are planted at the time of giving occupancy Certificate.

### **3.4.12 Construction practices and safety**

The various construction activities like; demolition, excavation, blasting, actual construction from foundation level upto completion shall be in accordance with Part VII Construction Practices and Safety of the National Building Code of India.

The safety measures to be adopted during the various construction operations, including storage of materials on the construction site and Corporation / public land shall be in accordance with Part VII Construction Practices and Safety of the National Building Code of India.



## PART - IV

### 4.0 REGULATIONS FOR MAIN LAND USE ZONES

(i) **Zonal boundaries and interpretation:**

- (a) The exact location and specific regulations applicable for a particular zone is to be verified from the proposed Land Use Zoning Plans.
- (b) In case of uncertainty as regards boundary or interpretation, it shall be referred to Bangalore Development Authority for final decision.
- (c) Certain restrictions imposed by Competent Authorities are to be maintained as “buffers” for various utilities such as power, oil etc. and are marked on the proposed land use plans. The NOC for the same shall be sought, if necessary.

(ii) **General notes:**

- (a) All permissions accorded by Bangalore Development Authority or Government shall be treated as conforming uses irrespective of the classification made in the Revised Master Plan 2015. This is to be allowed on a case by case basis only.
- (b) All case of SEZ approved by Government of India (GOI), till the Revised master plan is finally approved, shall be considered for clearance, irrespective of land use classification (except the drain buffers) subject to the payment of fees under Section 18 of KTCP Act, 1961. Decision of the Bangalore Development Authority in this regard shall be final.
- (c) In case of buildings that have been permitted lawfully by Local Panchayat / BDA and if such structures are in obstruction to the alignment of the proposed roads in RMP 2015, such road alignment shall be re-looked into by the Bangalore Development Authority and decision may be taken suitably.
- (d) When mixed uses are permitted on the plot, the land use of ground floor shall be considered as the main land use and the relevant regulations shall be applicable.
- (e) Areas which fall within 150m radius from the outer boundary of the **metro station / terminals** subject to confirmation from Bangalore Metro Rail Corporation Ltd., shall be eligible for a maximum FAR of 4 for all permissible uses, irrespective of the FAR applicable for the respective uses in the respective tables.

TDR may be permitted till the completion of the Metro stations and not after that. However, FAR shall not exceed 4 in any case.

- (f) **Buildings for cinemas** - Setbacks and other requirements for permanent or other cinema buildings shall be in accordance with the Karnataka Cinemas (Regulation) Act 1964 and the rules made there under. However, parking shall be provided as per Table 8.
- (g) All bus terminals shall be eligible for an FAR as applicable to Commercial Zone. Minimum area 1 Acre
- (h) All amendments made to Zoning Regulations of Revised Master Plan apply to this Building Byelaws.

(iii) **Land use zone categories:**

**(a) The entire Local Planning Area is conceptually organized into three main Rings for consideration of Zoning and Regulations.**

- (i) Areas coming within the Core Ring Road: Ring I
- (ii) Area coming between the Core Ring Road and the Outer Ring Road: Ring II
- (iii) Areas coming beyond the Outer Ring Road and within the Local Planning Area: Ring III
- (iv) The above rings are equivalent to Zone – A, Zone – B and Zone – C for TDR purposes.

**(b) Classification of land use Zones:**

- RESIDENTIAL (R)
- COMMERCIAL (C)
- INDUSTRIAL (I)
- PUBLIC AND SEMI PUBLIC (P&SP)
- TRAFFIC AND TRANSPORTATION (T&T)
- PUBLIC UTILITIES (PU)
- PARK AND OPEN SPACE (P)
- UNCLASSIFIED (UC)
- AGRICULTURE LAND (AG)

**(c) Permissible land uses within each zone**

Various land uses permissible within each zone are listed in Schedule I.

- Land uses are grouped according to the nature and intensity of use in an ascending manner. For eg: C-4: indicates C = Commercial and 4 the order within the category. The C-4 list includes all land uses permissible specific to C-4 and the lower order uses of C-3, C-2, and C-1 unless specifically mentioned.
- The various codes used include:
  - R : Residential
  - C : Commercial : C-1 to C-5
  - I : Industrial: I-1 to I-5
  - T: Transportation: T-1 to T-4
  - P & SP: Public and Semi Public: P & SP1 to P & SP4

**(d) Space Standards:**

Though the various uses are listed, the corresponding space standards for buildings/ uses are to be referred. The two main parameters are minimum size of plot and minimum width of Road. The Space Standards for various uses are listed at Schedule II.

**(iv) Transfer of Development Rights (TDR)**

The Authority may grant TDR for any land / road required for public purpose as given in Schedule VII.

## 4.1 RESIDENTIAL (MAIN)

### 4.1.1 Description

The areas of the city which have predominantly residential land use pattern is considered for the Residential (Main) zone.

### 4.1.2 Regulations

#### i) Permissible land uses:

- Main land use: **R & T1**
- Ancillary Land use category: **C2, I-2 & U3**
- Ancillary use is allowable to 20% of the total built up area or 50 sq.m whichever is higher.
- If the plot size is more than 240 sqm, having a frontage of 10.0 m or more, and the abutting road is more than 18.0 m width, then ancillary uses can be used as main use.

**Table 11:  
FAR and Ground Coverage in Residential (Main)**

Sl. No.	Plot size (sqm)	Ground Coverage (Max)	FAR	Road width (m)
1	Upto 360	Upto 75%	1.75	Upto 12.0
2	Above 360 upto 1000	Upto 65%	2.25	Above 12.0 upto 18.0
3	Above 1000 upto 2000	Upto 60%	2.50	Above 18.0 upto 24.0
4	Above 2000 upto 4000	Upto 55%	3.00	Above 24.0 upto 30.0
5	Above 4000 upto 20000	Upto 50%	3.25	Above 30.0 m

#### ii) Note:

- a) *Setbacks shall be in accordance with Table 4 or Table 5 depending on the height of proposed building and the plot size.*
- b) *If the road width is less than 9.0 m, then the maximum height is restricted to 11.5 meters or **Stilt +GF+2 floors** (whichever is less) irrespective of the FAR permissible.*
- c) *Multi dwelling units (Apartments) shall be allowed only on plot sizes of above 360 sq.m in the I and II Ring and on plots above 750 sq.m in the III Ring. In both cases, the road width shall be more than 9.0m.*
- d) *TDR is applicable as per rules.*

### 4.1.3 Parking

As applicable vide Table No. 8

## 4.2 RESIDENTIAL (MIXED)

**4.2.1 Description**

Main features of ‘Mixed Land Use’ areas are those where employment, shopping and residential land uses will be integrated in a compact urban form, at higher development intensities and will be pedestrian-oriented and highly accessible by public transit. Mixed use areas will foster community interaction by providing focus on community facilities.

- The design and development of mixed use activity areas provide opportunities to create and / or maintain a special community identity and a focal point for a variety of city wide, community and neighbourhood functions.
- Mixed activity areas address the demand for employment, shopping and residential areas within the city.

**4.2.2 Regulations**

**i) Permissible land uses:**

- Main land use category: **R**
- Ancillary Land use category: **C3, I-2, T2 & P&SP4**
- Ancillary land use is permissible upto 30% of the total built up area

If the Plot size is abutting a road as specified below, the ancillary uses can be used as main use. Space standards as at Schedule II are applicable.

**Table 12: Size and Ancillary uses permissible in Residential (Mixed)**

SI. No.	Plot size (sqm)	Road width (min)	Ancillary Uses permissible as main land use
1	Upto 240	15.0 m	C2, I-2, P&SP3, T2
2	Above 240 upto 1000	18.0 m	C2, I-2, P&SP4, T2

**Table 13: FAR and Ground Coverage in Residential (Mixed) zone upto 20000 sq.m**

SI. No.	Ground Coverage (Max)	FAR	Road width (m)
1	Upto 70%	1.75	Upto 12.0
2	Upto 65%	2.25	Above 12.0 upto 18.0
3	Upto 60%	2.50	Above 18.0 upto 24.0
4	Upto 55%	3.00	Above 24.0 upto 30.0
5	Upto 50%	3.25	Above 30.0 m

**ii) Note:**

- Setbacks shall be in accordance with Table 4 or Table 5 depending on the height and the plot size.*
- TDR is applicable as per rules.*

**4.2.3 Parking**

- Buildings with a floor area not exceeding 100 sqm are exempted from providing car parking. However, equivalent parking fee shall be levied as determined by the

Authority from time to time. Parking fee shall be credited to a separate head of account and it shall be used for providing parking facilities. This is applicable only for areas coming within I Ring.

- b) As applicable vide Table No. 8

#### 4.4 COMMERCIAL (BUSINESS)

##### Description

Some pockets in the III Ring have been demarcated as Commercial (Business) zone, with the objective of supporting formation of secondary centers.

##### 4.4.1 Regulations

###### i) Permissible land uses:

- Main land use category: **C3**
- Other land uses permissible (as main land use): **R, I-3, T3 & P&SP4**
- If the road width is less than 12.0 m and plot area is less than 240 sqm then, **C2, I-2, R and P&SP4** only are allowed.

**Table 15**  
**FAR and Ground Coverage in Commercial (Business) upto 12000 sq.m**

Road width (m)	FAR	Coverage
Less than 9	1.50	55%
Above 9 and upto 12	1.75	50%
Above 12 and upto 18	2.25	50%
Above 18 upto 24.0	2.50	45%
Above 24.0 upto 30.0	3.00	40%
Above 30.0 m	3.25	40%

###### ii) Note:

- a) TDR is applicable as per rules.
- b) Setbacks shall be in accordance with Table 4 or Table 5 depending on the height of the proposed building and the plot size.

##### 4.4.2 Parking:

As applicable vide Table No.8

## 4.5 MUTATION CORRIDORS

### Description

The radial corridors and main arterials / corridors of the city are designated as Mutation Corridor Zones (Please refer to Land use maps).

### 4.5.1 Regulations

#### i) Eligibility for the zone:

- Plots facing the corridors shall have a minimum frontage of 12m.
- For Mutation Corridor, the maximum depth for zone consideration in case of sub divided layout is two property depth (if they are amalgamated), subject to the condition that entry and exit are provided from the front road only (abutting the Mutation Corridor), so that the residential area on the rear side is insulated from the effects of commercial activity. In case the applicant cannot come up with the reconstituted / amalgamated plot, then, only one property depth shall be allowed. Decision of the Bangalore Development Authority in this regard is final.
- In case of lands that have no plotted development, a maximum of one property depth (as per the document which existed prior to the approval of Revised Master Plan-2015) may be allowed. Decision of the Bangalore Development Authority in this regard is final.
- For the purpose of claiming benefit under Mutation Corridor, if access is provided for the rear property using another property abutting the Mutation Corridor, then the Mutation Corridor benefits shall not be allowed.

#### ii) Permissible land uses:

- Main land use category: **C4**
- Other land uses permissible (as main land use): **R, I-3, T3 & P&SP4**

**Table 16**  
**FAR and Ground Coverage in Mutation Corridors (Commercial)**

Sl. No.	Plot size	FAR	Ground Coverage	Road width
1	All plot sizes upto	2.75	55%	Upto 30m
2	12000 sq.m	3.25	50%	Above 30m

#### iii) Note:

*Setbacks shall be in accordance with Table 4 or Table 5 depending on the height of the proposed building and the plot size.*

### 4.5.2 Parking:

As applicable vide Table No.:8

## 4.6 COMMERCIAL AXES

### Description

The major and minor roads which have commercial activities along them are recognized as commercial axes and are included within the zone. As these are part of the residential zone through which they pass and the regulations applicable shall be that of the main zone in which they are located with an exception to the permissible land uses of commercial axes.

#### **4.6.1 Regulations**

##### **i) Permissible land use category:**

- For plot size upto 240 Sq.m, only C1 uses are permissible
- If the plot size is more than 240 sqm and faces a road width upto 15.0m, **C2, I-2 & T2** uses in addition to uses allowable in the respective zone are permissible.
- If the plot size is more than 240 sqm and faces a road width upto 15.0m and above, **C3, I-2 & T2** uses in addition to uses allowable in the respective zone are permissible.

##### **ii) FAR and Ground Coverage**

The FAR and Ground Coverage Regulations for the Commercial Axes will be same as that of the table for the surrounding zone that it passes through e.g. a Commercial Axes passing through a Residential (Main) Zone shall avail FAR and Ground Coverage of a Residential (Main) Zone.

##### **ii) Note:**

- a) *Setbacks shall be in accordance with Table-4 or Table-5 depending on the height of the proposed building and the plot size.*
- b) *TDR is applicable as per rules.*

#### **4.6.2 Parking:**

As applicable vide Table No.:8



#### 4.7 INDUSTRIAL [I (General)]

##### Description

This zone supports the establishment of all types of industries.

##### 4.7.1 Regulations

###### i) Permissible land uses:

- Main land use category: **I-5**
- Ancillary land use category : **R, C4, P&SP2 & T3**
- Ancillary use allowable upto **10%** of the total land area.
- If the road width is **more** than **15.0 m**, **T3** may be allowed as main land use.

**Table 17:**  
**FAR and Ground Coverage in Industrial (General)**

Sl. No.	Size of the plot (sq.m)	Ground cover	FAR	Setbacks	
				Front	Rear and sides
1	Upto 500	75%	1.50	4.50	4.50
2	Above 500 upto 1000	60%	1.25	4.50	4.50
3	Above 1000 upto 3000	50%	1.00	6.00	6.00
4	Above 3000	45%	1.00	10.0	8.00

###### ii) Notes:

- a) After leaving minimum setbacks as per the above table if the remaining portion of the plot cannot be used for erecting a meaningful building, the Authority may insist for setbacks as in table 4 or table 5.
  - b) All lands/sites allotted by Government agencies like KIADB, KSIIDC etc., for industrial use shall not be permitted to be utilized for any other use, without the NOC from such departments / agencies as case may be.
- a) TDR is applicable as per rules.

##### 4.7.2 Parking:

As applicable vide Table No.8

## 4.8 INDUSTRIAL [Hi – Tech: (I (H)]

### 4.8.1 Description

This is a priority area for establishment of activities associated with new technologies: IT, IT Enabled Services, BT, electronics, telecom and other emerging areas and as well as services sector organized in industry format (Back offices, etc). This zone also enables work – home –play relationship.

### 4.8.2 Regulations

**i) Permissible land uses:**

- Main land use category: **I-3**
- Ancillary land use : **R, C3, T2 & P&SP4**
- Ancillary use allowable upto 40% of the total built up area

Wherever the road width is less than 12m, then on such lands residential developments may be permitted as main use.

**Table 18**  
**FAR and Ground Coverage in Industrial (Hi-Tech zone)**

Sl. No	Size of the plot (sq.m)	Ground cover	Permissible FAR	Road width (m)
1	Upto 1000	55%	2.00	Upto 12.0
2	Above 1000 upto 2000	50%	2.25	Above 12.0 upto 18.0
3	Above 2000 upto 4000	50%	2.50	Above 18.0 upto 24.0
4	Above 4000 upto 6000	45%	3.00	Above 24.0 upto 30.0
5	Above 6000 upto 12000	45%	3.25	Above 30.0

**ii) Notes:**

- a) *Setbacks shall be in accordance with Table 4 or Table 5 depending on the height of the proposed building and the plot size.*
- b) *TDR is applicable as per rules.*

### 4.8.3 Parking:

As applicable vide Table No.:8

## 4.9 PUBLIC AND SEMI PUBLIC (P & SP)

### 4.9.1 Description

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

### 4.9.2 Regulations

#### i) Permissible land uses:

Main land use category: **P&SP4**

This shall include Government administrative centers, district offices, law courts, jails, police stations, institutional offices, health facilities (including health tourism), educational, cultural and religious institutions, community halls, working hostel facilities, convention centers of non-commercial nature, utilities and all uses permissible in parks and open spaces.

- Ancillary land use category : **R, C2 & T2**
- Ancillary uses to the main use shall not exceed 20% of total area.

**Table 19**  
**FAR and Ground Coverage in Public & Semi Public**

Sl. No.	Size of the plot (sqm)	Ground cover	FAR	Setbacks
1	Upto 500	60%	1.50	Refer Table 4 or Table 5
2	Upto 1000	55%	1.75	
3	Above 1000 upto 2000	50%	2.00	
4	Above 2000	45%	2.25	

#### ii) Notes:

- In case, any private property is included within the boundary of Public and Semi public use and if the owner can establish that the ownership of land vests with him/her, the land use adjoining the land shall be assigned to the land in question (to be decided by the Bangalore Development Authority only).*
- TDR is applicable as per rules.*

### 4.9.3 Parking:

As applicable vide Table No.:8

## 4.10 TRAFFIC AND TRANSPORTATION (T & T)

### 4.10.1 Description

Transportation zones are reserved for Transport and Transport related activities such as railway lines, railway yards, railway stations, railway workshops and sidings, roads, road transport depot, bus stations and bus shelter parking areas, truck terminals, dock yards, jetties, piers, airports and air stations, special wear housing, cargo terminals and transfer of cargo between different types of transport (rail, road and air), post offices, telegraph offices, telephones and telephone exchanges, television telecasting and radio broadcasting stations, microwave stations and offices in their premises and residential quarters for watch and ward.

### 4.10.2 Regulations

#### i) Permissible land uses:

Main land use category: **T4 (for MLCP, refer note below)**

Ancillary land uses: **R, P & SP2, C3, I-3**

- Retail shops, Restaurants and Hotels, Show rooms, Offices, Boarding and Lodging Houses, Banking Counters, Indoor recreational uses, Multiplexes, Clubs, Godowns, two wheeler parking and other conforming Commercial Activities that are ancillary to the main use. Provided;

“Total area for such ancillary uses shall not exceed **45% of the Permissible FAR** of the project when taken up by the Central, State Government, Agencies and Public Undertakings; **and shall not exceed 20%** of the total built up area in other cases.”

- If the road width abutting the land is less than 12m, then I-2, P&SP2 or C2 may be allowed as main land use or as independent land use.

**Table 20: FAR and Ground Coverage in Traffic and Transportation**

Sl. No.	Size of the plot (sq.m)	Ground coverage	FAR	Setbacks
1	Upto 500	60%	1.00	Refer Table 4 or Table 5
2	Above 500 upto 1000	55%	1.25	
3	Above 1000 upto 2000	50%	1.50	
4	Above 2000	45%	1.50	

#### ii) Note:

- When **Multi Level Car Parking (MLCP)** is proposed on a plot as independent activity, there shall not be any limitation of FAR or height of building subject to condition that it satisfies fire and airport authority restrictions wherever applicable.
- TDR is applicable as per rules.
- Station boundary should be as defined by the BMRCL / concerned Authority

### 4.10.3 Parking:

As applicable vide Table No 8

## **4.11 PUBLIC UTILITIES (PU)**

### **4.11.1 Description**

Public utilities include energy, water, telecommunication, sub stations, gas and gas lines, transformers, and microwave towers and solid waste management facilities such as land fill sites.

### **4.11.2 Note:**

- a) *The buffer created for accommodating the utilities such as Power, Water Pipeline, Oil pipelines and High Voltage lines, gas lines and any other utilities. Each "buffer" is dictated by technical standards specified by the Competent Authority.*
- b) *The regulations for the above will be decided by the Bangalore Development 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 schemes while approving building / development and layout plans.*
- d) *For electrical networks, KPTCL (BESCOM) standards are followed.*

## **4.12 PARK AND OPEN SPACE (P)**

### **4.12.1 Description**

The natural and man made features meant for environmental conservation and preservation, including water bodies, forests and drains; parks, playgrounds, burial grounds and crematoria.

### **4.12.2 Regulations**

#### **i) Permissible land uses:**

- a) Uses permissible include: Sports grounds, stadium, playgrounds, parks, swimming pools, cemeteries, garden land and crematoria.
- b) Uses permissible under special circumstances by the Planning Authority: Open air theatres, indoor recreational uses, dwelling for watch and ward, sports clubs, libraries, milk booths, HOPCOMS, the area of such use shall not exceed 5% of the total area and shall not be more than G+1 floor in any case.
- c) Setbacks for the above will be decided by the Authority taking into account the surrounding development and traffic scenario in that area.

#### **ii) Valley / drain:**

Within the demarcated buffer for the valley the following uses are allowed:

- a) Sewerage Treatment Plants and Water Treatment Plants.
- b) Roads, pathways, formation of drains, culverts, bridges, etc which will not obstruct the water course, run offs, channels.
- c) In case of water bodies a 30.0 m buffer of 'no development zone' is to be maintained around the lake (as per revenue records) with exception of activities associated with lake and this buffer may be taken into account for reservation of park while sanctioning plans.
- d) If the valley portion is a part of the layout / development plan, then that part of the valley zone could be taken into account for reservation of parks and open spaces both in development plan and under subdivision regulations subject to fulfilling section 17 of KTCP Act, 1961 and sec 32 of BDA Act, 1976.
- e) Any land falling within the valley for which permission has been accorded either by the Authority or Government, and then such permission shall be valid irrespective of the land use classification in the RMP 2015. Fresh permissions for developments shall not be accorded in valley zone.

#### **iii) Note:**

**Drains:** The drains have been categorized into 3 types namely primary, secondary and tertiary. These drains will have a buffer of 50, 25 and 15 m (measured from the centre of the drain) respectively on either side. These classifications have been used for the drains newly identified while finalizing the RMP 2015. 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. Permissions in sensitive areas earmarked on the land use plan shall be considered only by the Planning Authority.(BDA)

## **4.13 AGRICULTURAL LAND ZONE (AG)**

### **4.13.1 Description**

The area outside the conurbation limits.

### **4.13.2 Regulations**

#### **i) Permissible land uses:**

- Agro processing units using locally produced agriculture produce as raw materials.
- Urban amenities such as burial grounds, education and health institutions, sports grounds, stadium, playgrounds, parks and garden land.
- Public utilities such as solid waste land fills, water treatment plants, power plants, fuel stations and other highway amenities such as weigh bridges, check posts, toll gates, having access to major roads.
- Agriculture, Horticulture, Dairy, Milk Chilling centers, Farm houses and accessory not exceeding 250 sq.m of plinth area within the plot area limitation of 1.2 Ha limited to G+1 floor.
- Clubs, cultural buildings, exhibition centers, storage and sale of farm products.
- Service and repairs of farm machinery.
- Piggeries and poultry farms, livestock rearing.
- Brick kilns.
- When the land is more than 40.0 ha in extent, Golf course along with ancillary uses like administrative office, guest rooms / guest houses and dining facilities are permissible.

#### **ii) Coverage:**

- 20% of the sital area of the land may be used for educational and health purposes and a building height of G+1 floor only shall be permitted.
- For Golf courses on land area which is above 40 ha, ancillary uses can be permitted upto a maximum of 20% of sital area subject to a building height of G+1 floor only.
- For uses other than education, health and Golf courses, 5% of sital area of the land may be permitted subject to a building height of G+1 floor only.
- Setbacks as per Table 4.

#### **iii) Regulations for Rural Development**

Within a radius of 250m from the gramathana (as defined in the note below) developments required for the natural growth of the village may be permitted with the following regulations:

- 1) FAR: 1.0
- 2) Maximum no of floors: G+1
- 3) Setbacks and coverage for the respective uses: As per Table no. 4.

#### **iv) Note:**

*Gramathana: means old village settlement as earmarked in the revenue survey map (village map). Any addition already made to the gramathana in any form shall not be considered while measuring the distance between land in question and gramathana.*

**PART - V**

**5.0 REGULATIONS FOR RESIDENTIAL DEVELOPMENT PLANS AND NON RESIDENTIAL DEVELOPMENT PLANS – TO BE APPROVED BY THE PLANNING AUTHORITY (BDA)**

**5.1 Regulations for residential development plan:**

- a) 10% of the land shall be reserved for Park & Open space. The open space (park) shall be relinquished to the Authority free of cost and the same may be allowed to be maintained by the local residents association (registered), if the Planning Authority so desires.
- b) 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 residents association for maintenance. The mode of such handing over shall be decided by the Authority.
- c) FAR is calculated on the total land area after deducting Civic amenity site.
- d) Parking area requirements shall be as applicable vide Table no: 8.
- e) Roads as shown in the Revised Master Plan-2015 shall be incorporated within Plan and shall be handed over to the Authority free of cost.

**Table 21**  
**FAR & Ground coverage for Residential development plan on a site area over 20,000 sq.m**

Road width (m)	Coverage	FAR
Less than 12.0	60%	2.00
Above 12 and upto 18	55%	2.25
Above 18 and upto 24	55%	2.50
Above 24 and upto 30	50%	3.00
Above 30.0 m	50%	3.25

**5.2 Regulations for Non Residential development plan and Flatted Factories:**

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

- a) 10% of the total area shall be reserved for Parks & Open spaces, which shall be maintained by the owner to the satisfaction of the Authority.
- b) Parking area requirements shall be as applicable vide Table no: 8. An additional 5% of the plot area shall be reserved for surface parking.



- c) FAR is calculated based on entire sital area excluding the area reserved for Park and Open spaces.
- d) Roads as shown in the Revised Master Plan-2015 shall be incorporated within Plan and shall be handed over to the Authority free of cost.
- e) The FAR and coverage shall be as per Table no. 22, below:

**Table 22**  
**FAR & Ground coverage for Non-Residential development plan and flatted industries on a site area over 12,000 sq.m**

<b>Road width (m)</b>	<b>Coverage</b>	<b>FAR</b>
Less than 9	60%	1.50
Above 9 and upto 12	55%	1.75
Above 12 and upto 15	55%	2.00
Above 15 to 18.0	50%	2.25
Above 18 and upto 24	50%	2.50
Above 24 and upto 30	45%	3.00
Above 30.0 m	45%	3.25

# **SCHEDULES**

**SCHEDULE-I**

**{Byelaw No. 4.0 (iii c)}**  
**PERMISSIBLE USES WITHIN EACH ZONE**

Various land uses permissible within each zone are listed below:

**Table 23 : Permissible Land uses in Residential Category:**

<b>R</b>	<b>Residential Land uses</b>
1	Plotted residential developments
2	Villas, semi detached houses
3	Apartments, Hostels, Dharmashalas
4	Multi Dwelling Housing, Service Apartments
5	Group Housing (Development Plans)

**Note:** When Service apartments are permitted, fee under Section 18 of KTCP Act, 1961 for Commercial use shall be levied.

**Table 24: Permissible Land uses in Commercial Category:**

<b>C1</b>	<b>Commercial uses</b>
1	Petty shops, Newspaper, stationery and milk booth, vulcanizing shops
2	Tutorial centers not exceeding 50 sqm
3	STD / FAX / internet centre / ATM centers
4	Hair dressing and beauty parlors
5	Offices / clinics belonging to "Professional services" category and self owned not exceeding 50 sqm.
6	Tailoring, dry cleaners
7	Bakery and sweetmeat shop
8	Pathological labs.
9	Recreational Clubs as per Schedule - II provisions

<b>C2</b>	<b>Commercial uses</b>
1	Eateries such as darshinis, tea stalls and takeaways
2	Gyms, orphanages, old age homes clinics
3	Retail shops & hardware shops
4	Banks, ATMS, insurance and consulting and business offices
5	Mutton and poultry stalls, cold storages
6	Job typing / computer training institutes, cyber café, internet browsing
7	Uses for small repair centers – electronic, mechanical, automobile etc.,
8	Photo Studio
9	Nursing homes and polyclinics / dispensaries / labs subject to minimum 300 sqm. plot size and NOC from pollution control board after adequate parking facility is provided.
10	Fuel stations and pumps, LPG storage (as per Schedule - II)
11	All the uses of C1 are permitted

<b>C3</b>	<b>Commercial uses</b>
1	Commercial and corporate offices
2	Retail Shopping complexes
3	Restaurants and Hotels
4	Convention centers and banquet halls
5	Financial institutions

6	Cinema and multiplexes
7	Places of assembly, exhibition centers
8	Entertainment and amusement centers
9	Hospitals and specialty hospitals
10	Automobile repair and garage centers, spares and stores
11	Kalyana mantaps as per Schedule - II
12	All uses of C1 & C2 are permitted

<b>C4</b>	<b>Commercial uses</b>
1	Sale of second hand junk goods, junk yards
2	Warehouses and storage areas for goods
3	Whole sale and trading
4	All uses of C1, C2 & C3 are permitted

<b>C5</b>	<b>Commercial uses</b>
1	Wholesale and warehouses – business
2	Agro Mandis
3	Heavy goods markets
4	All uses of C1, C2 & C3 are permitted

**Table 25: Permissible land uses in Industrial Uses Category**

<b>I-1</b>	<b>House hold industries</b>
1	Tiny and household industries
<p>Above Uses are permitted subject to condition that the zone permits the extent of area and the power consumption does not exceed 5 KW. The activity follows the required space standard given in Schedule - II</p> <p>Note: The power required for air conditioners, lifts, &amp; computers shall be excluded while calculating the kilowatt above. Illustrative list as in table.28.</p>	

<b>I-2</b>	<b>Service industries</b>
1	R & D labs, Test centers, IT, BT, BPO activities
2	All uses included in the I – 1 category

<b>I-3</b>	<b>Light industries</b>
1	All uses in I – 1 and I –2 included
<p>Uses permitted subject to condition that the zone permits the extent of area and the power consumption, the activity follows the required space standard, performance characteristics such as</p> <p>Noise, Vibration, Dust, Odour, Effluent, General nuisance</p>	

<b>I-4</b>	<b>Medium industries</b>
1	All uses in I – 1, I –2, and I-3 included
2	Warehousing, loading and unloading platforms to be provided
<p>Uses permitted subject to condition that the zone permits the extent of area and installed power and performance characteristics such as Noise, Vibration, Dust, Odour, Effluent, General nuisance are to be considered.</p>	

<b>I-5</b>	<b>Heavy industries</b>
1	All uses in I – 1, I –2, I-3 and I-4 included
2	Hazardous industries and heavy manufacturing industries
Uses permitted subject to condition that the zone permits the extent of area and installed power and performance characteristics such as Noise, Vibration, Dust, Odour, Effluent, General nuisance are to be considered.	

**Table 26: Illustrative list of uses in the Industrial (I-1) category:**

<b>I – 1 Industrial land uses</b>
<b>1) Food products</b>
Preparation of bakery products & confectionaries
Candies, sweets, ice & ice creams, biscuit making, huller and flour mills
Aerated water and food beverages.
Supari and masala grinding
Coffee powder, packing, milk and dairy products
Juice crushers and processing etc.
<b>2) Textile products</b>
Embroidery works, handloom and power looms
Hosiery, netted garments, crepe, cotton and silk printing, tailoring of apparels.
Bedding material, textile bags, mosquito nets, others;
<b>3) Wood products and carpentry</b>
Manufacture of wooden furniture, fixtures, toys, mirrors and photo frames
Bamboo and cane furniture works, Repair and sale of wood junk, etc.
<b>4) Paper products and printing</b>
Manufacturing of cartons for packing
Printing, publishing, book binding, engraving, etching
Making of stationery – post cards, mathematical items, block making etc.
<b>5) Other works such as</b>
Ornamental jewellery, gold and silver thread
Repair of kitchen related equipments, porcelain wares
Medicines, wax polishing & washing soaps, candles and wax products
Chalk, crayons, and artists colour, musical instruments
Laundries, bleaching, dyeing, photo processing laboratories
Cement moulded products, plaster of Paris
Repacking / mixing of liquids, powder, pastes not involving hazardous materials etc.
<b>6) Tobacco &amp; Agarbathis</b>
Rolling of Beedis, Agarbathis and packing etc.
<b>7) Leather products</b>
Manufacture and repair of finished leather goods
Upholstery, suitcases etc.
<b>8) Rubber and plastic products</b>
Re treading, recapping and vulcanizing, toy making
Rubber/polymer stamp, brush making, conduit pipes fabrication, buckets and household plastic products
Manufacturing of rubber balloons, hand gloves, other products

<b>9) Metal works</b>
Storage of Metal commodities, Painting and finishing works
Fabrication and welding works
Toy making, electro plating, mica plating
Engraving, steel ware products and metal works
Metal polishing, general jobbing machine
Blacksmith, cutlery, door and window fittings
Aluminum and copper wire drawing and winding
Padlocks and pressed locks, button clips
Precision instruments of all kinds, screws, bolts nuts
Pulleys and gears, oil stove, pressure lamps, hand tools
Repair works such as cabinets, furniture, others
<b>10) Electrical goods</b>
Watch repairs, storage of electronic components
Rewinding and re-furbishing works, assembly of computers, others
<b>11) Transport equipment</b>
Servicing of automobiles – garages, storage of automobile parts
Painting and washing works, cycle parts and accessories, etc.
<b>12) Glass works</b>
Glass grinding, cutting and finishing
Etching and art works, manufacture and repair of spectacles
Artificial Glass Jewellery works etc.
<b>13) Job oriented Training activity</b>
Computer & IT training centers and such other activities.

**Table 27: Permissible Land uses in Transportation Category**

<b>T1</b>	<b>Transportation zone</b>
1	Bus bays, Auto stand, Bus shelters, information kiosk
2	Metro stations, parking areas
3	Multi level car parking
4	Filling stations, service stations

<b>T2</b>	<b>Transportation zone</b>
1	Transport offices
2	Workshops and garages
3	All uses of T1 are permitted

<b>T3</b>	<b>Transportation zone</b>
1	Automobile spares and services, Godowns
2	Loading and unloading platforms (with/without cold storage facility) weigh bridges.
3	Bus terminals, Road transport uses
4	All uses of T1 & T2 are permitted

<b>T4</b>	<b>Transportation zone</b>
1	Ware houses, storage depots
2	Truck terminals
3	Railway station, yards, depots, airport

4	Special warehousing, cargo terminals
5	All ancillary (complimentary) uses for above categories (decision of the <b>Authority</b> shall be final)
6	All uses of T1, T2 & T3 are permitted

**Table 28: Permissible land uses in Public and Semi public category**

<b>P &amp; SP1</b>	<b>Urban amenities</b>
1	Sub offices of utilities upto 50 sqm
2	Police stations, post offices
3	Primary schools subject to space standards
4	Parks, Play grounds and Maidans
5	Telecommunication / microwave under special case
6	Nursery crèches
7	Spastic rehabilitation centers, Orphanages, Govt. dispensaries
8	Public distribution system shops
9	Fire stations
10	Bill collection centers
11	Traffic and Transport related facilities
12	Places of worship, Dharmashala, Hostels
13	Dhobi Ghat
14	Broadcasting and Transmission stations
15	Public library

<b>P &amp; SP 2</b>	<b>Urban amenities</b>
1	All uses of P&SP1 are permissible
2	Burial grounds, crematorium under special circumstances
3	Nursery school subject to a plot size of min 300 sqm

<b>P &amp; SP 3</b>	<b>Urban amenities</b>
1	All uses of P&SP1 and P&SP2 are permissible
2	High primary schools, Integrated residential schools
3	Health centers and Hospital
4	Research institutions subject to the size
5	Government buildings, auditoriums, cultural complexes
6	Educational Institutions, Colleges

<b>P &amp; SP 4</b>	<b>Urban amenities</b>
1	All uses of P&SP1, P&SP2 and P&SP3 are permissible
2	Meteorological observatories
3	Airport and ancillary uses

**SCHEDULE-II**  
**{Byelaw No. 4.0 (iii d)}**

**Table 29: Space standards for various buildings / uses**

<b>Sl. No.</b>	<b>Common to all permissible zones</b>	<b>Min. Road Width</b>	<b>Min. Size of plot in sqm</b>
1	Kalyana Mantaps	18	1000
2	Cinema, game centres, multiplex, convention centres	18	2000
3	Social clubs and amenities	12	1000
4	Multi storey car parking	12	1000
5	Office buildings (C3 and above)	12	300
6	Middle school	15	2000
7	High school with play ground, integrated residential school	18	5000
8	College & higher educational institution	18	2500
9	Petrol pumps / Fuel stations	18	500
10	Hotels and lodges	12	500
11	Service Apartments	12	500
12	LPG storage	12	500
13	Places of congregation	12	500
14	Public libraries	12	300
15	Conference hall	15	500
16	Community hall	12	1000
17	Nursing homes /policlinics	12	300
19	Star hotels (upto 3 star)	15	2000
20	Star hotels (above 3 star)	18	4000
21	R & D lab	12	1500



**SCHEDULE – IV  
(Byelaw No. 3.4.7)**

**FACILITIES IN BUILDINGS FOR PHYSICALLY HANDICAPPED PERSONS:**

These requirements apply to all buildings & facilities used by public, including apartments. It does not apply to private residences. These requirements are concerned with non-ambulatory disabilities, semi-ambulatory disabilities, sight disabilities, hearing disabilities, disabilities of inco-ordination, aging, allergies, heart & lung diseases, epilepsy, haemophilia, incontinence & enterostomy.

1. **Access path / walk way** : Public walks shall be at least 1800 mm wide & should have a gradient not greater than 1 in 20. Walks or drive ways should have a non-slip surface.
2. **Surface parking / Parking space**: At least two car spaces shall be provided at surface level near entrance with maximum travel distance of 30.00 metres from the building entrance.  
  
It shall be open on one side to allow disabled to get in and get out of an automobile on to a level surface.  
  
When placed between two conventional parking spaces, the minimum width shall be 3.80 m & length 7.30 m.
3. **Approach to plinth level**: At least one entrance shall have approach through a ramp. The ramp shall have a minimum width of 1.80 metre with maximum gradient of 1:10.  
  
It shall have a non-slip surface.  
It shall have handrails, 900 mm high, at least on one side & preferably on two sides.  
The ramp shall have at least 1800 mm of straight clearance at the bottom.
4. **Entrance landing**: Entrance landing shall be provided adjacent to ramp with the minimum dimension of 1.80 m x 2.00 m.
5. **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.
6. **Corridors**: The minimum width of corridors shall be 1.80 m.
7. **Staircases**: The minimum width of staircases shall be 1.50 metres. 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.
8. **Lifts**:
  - a) Wherever lifts are required to be installed as per bye-laws, provision of atleast one lift shall be made for the wheel chair users with the following cage dimensions recommended for passenger lifts of 13 persons capacity by Bureau of Indian Standards.  
  
Clear internal depth 1100 mm (1.10 m)  
Clear internal width 2000 mm (2.00 m)  
Entrance door width 900 mm (0.90 m)
  - b) The lift lobby shall have a minimum inside measurement of 1.80m x 1.80m.

9. **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.
- The minimum size of toilet shall be 1.50 m x 1.75 m.
  - The maximum height of the W.C. seat shall be 0.50 m above the floor.
10. **Hand rails:** Hand rails shall be provided for ramps, staircases, lifts and toilets. The height of hand rails shall be normally 800 mm above the floor level. If the building is meant for the predominant use of children, the height of hand rails may be suitably altered.
11. **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.
- The access path to the building and to the parking area.
  - The landing lobby towards the information board, reception, lifts, staircases and toilets.
  - At the beginning /end of walkway where there is vehicular traffic.
  - At the location abruptly changing in level and at the beginning/end of a ramp.
  - At the entrance /exit of the building.
12. **Proper signage:** Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signages. 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 20mm size). For visually impaired persons, information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any protruding sign, which creates obstruction in walking.
- The symbols/illustrations should be in contrasting colour and properly illuminated so that with limited vision may be able to differentiate amongst primary colours.

**SCHEDULE V**  
**(Byelaw No. 3.4.9)**  
**RAIN WATER HARVESTING**

Rain water harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

- 1 The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
  - i) Open well of a minimum of 1.00 metre diameter and 6 metre in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
  - ii) Rain water harvesting for recharge of ground water may be done through a borewell around which a pit of one metre width may be excavated upto a depth of at least 3.00 metre and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
  - iii) An impervious storage tank of required capacity may be constructed in the setback or other space and the rain water 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 covers and shall have draw-off taps suitably placed 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.
  - iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological 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 metre depth. The trenches can be 0.60 m. width x 2.00 to 6.00 metre length x 1.50 to 2.00 m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be backfilled with filter media comprising the following materials.
    - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
    - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
    - c) Coarse sand as upper middle layer upto 20% of the depth;
    - d) A thin layer of fine sand as top layer;
    - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
    - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.  
The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall atleast be 15 cm;
    - g) Perforated concrete slabs shall be provided on the pits/trenches.
  - v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- 2 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 catchment, 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 rain water, there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq m.

- 3 Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

**SCHEDULE – VII**  
**{Byelaw No. 4.0 (iv)}**  
**TRANSFER OF DEVELOPMENT RIGHTS**

**Transfer of Development Rights (TDR)**

When an area within the local planning area is required for public purpose (i.e. road, widening of road, parks etc.) the owner of any site or land which comprises of such area surrenders it free of cost and hands over possession of the same to the Planning Authority / Local Authority free of cost and encumbrance, the Planning Authority / Local Authority permits development rights in the form of additional floor area which shall be equal to one and half times the area surrendered. The development rights so permitted may be utilized either at the remaining portion of the area after surrender or anywhere in the LPA, either by himself or by transfer to any other person.

**Terms and conditions for grant & utilisation of TDR :**

1. The Planning Authority / Local Body shall publish annual programme for road widening or construction of new road or for any other public purpose specified in Section 14(B) of the Act, for granting Transferable Development Rights.
2. The land shall be surrendered through a relinquishment deed for which a Development Rights Certificate (hereinafter called "D.R.C") is to be issued. The land so surrendered shall vest with the Authority / Local body free from all encumbrances.
3. D.R.C shall be issued only after the required land is surrendered to the Planning Authority / Local body free of cost and free of encumbrances. In respect of land surrendered for purpose other than road widening, the land has to be fenced to the satisfaction of the Authority / Local Body.
4. D.R.C shall be issued under the seal of Planning Authority / Local Body and under the signature of the Chief Officer, Bangalore Development Authority / Chief Officer of Local Body within the LPA of Bangalore.
5. The D.R.C shall be valid for a period of five years. However, the same may be revalidated for a further period of five years subject to payment of revalidation fee.
6. The D.R.C shall contain details of the floor area credit in square metre of built up area and the area to which the owner of the surrendered land is entitled shall be stated in figures and words. The description of the land from where development rights are generated and the land use zone of the same shall also be stated in the D.R.C.
7. The eligible additional floor area may be utilized in the remaining portion of the land after surrender, irrespective of the road width.
8. The D.R.C shall not be valid for use on receivable plot / plots abutting a road of less than 9 meters within the LPA of Bangalore subject to condition No. 12.
9. In case of Bangalore LPA, if the additional floor area is transferred to another plot, FAR of the receiving plot shall be allowed to be exceeded by not more than 0.60 times the existing FAR, provided the receiving plot abuts a road width of 12m and above. If the receiving plot abuts a road width of 9m to 12 m, then a maximum of 0.40 times the existing FAR shall only be allowed, subject to the limitations prescribed in the Terms and Conditions.

10. The Authority may consider relaxing set backs and coverage to a maximum extent of 50%, when the permissible Floor Area Ratio cannot be achieved, in case of D.R.C arising out of land surrendered free of cost for road widening. This relaxation is also permissible in the receiving plot or in the same plot left over after surrender. When plot generating the TDR utilizes the D.R.C as the receiving plot, then the incremental parking need not be insisted. No relaxation can be given for area required for parking in receiving plot. While exercising the above power, the Authority shall finalize the building line for the entire road taken up for widening keeping in view the developments existing, feasibility and smooth flow of traffic and notify the same. No construction shall be allowed in violation of such notified building line.
11. A D.R.C can be purchased for utilization in respect of a building already existing, subject to all the limitations prescribed in the terms and conditions.
12. D.R.C may be utilized in all the areas irrespective of A, B and C (Ring I, II & III). Zones in the following manner:  
 Eg: Area of site surrendered 100 sqm  
 D.R.C issued for the above 100 sqm. 150 sqm

**Table No. 30:**

D.R.C Zone	Generation	Utilization Zone		
		A Zone (Ring I)	B Zone (Ring II)	C Zone (Ring III)
A Zone (Ring I)		150 x 1.00	150 x 1.50	150 x 2.00
B Zone (Ring II)		150 x 0.666	150 x 1.0	150 x 1.333
C Zone (Ring III)		150 x 0.50	150 x 0.666	150 x 1.00

13. The D.R.C obtained on account of surrendering a particular land / plot shall be utilized on transfer to any other plot only for the purpose for which such receiving plot is designated in the development plan (Master plan).
14. Whenever the remaining portion of the plot or land after surrender to the Planning Authority / Local Body is too small to construct any meaningful building, the owner if so desires may surrender the entire property to the Planning Authority / Local Body in lieu of the D.R.C.
15. The Authority may charge a fee of Rupees one hundred for grant / transfer / utilization / revalidation etc. of D.R.C.
16. A D.R.C shall not be valid for use on receivable plot in the area notified as such by Government.
17. The utilization of Development Rights shall be in multiples of ten sq. metres only except the last remainder.
18. The Authority may reject or cancel the grant of D.R.C in the following circumstances namely:
  - a) Where any dues are payable by the owner of the property to the State Government or Planning Authority / Local Body, prior to the date of handing over physical possession of the property to the Authority. Also the Authority may grant and withhold issue of D.R.C until all the dues of the State Government or Authority are paid by the owner.
  - b) Where D.R.C is obtained by fraudulent means.
  - c) Where there is a dispute on the title of the land, till the dispute is settled by a Competent Court.

19. The utilization of D.R.C in favour of Non-Resident of India and Foreign nationals will be subject to rules and regulations “under Foreign Exchange Management Act, 1999 (FEMA) and / or the rules and regulations” made by the Reserve Bank of India / Government of India in this behalf.
20. The Authority may decline to allow utilization of D.R.C in the following situations:
  - a) Under direction from a competent court.
  - b) Where the Authority has reason to believe that the transfer for utilization of D.R.C has been obtained by fraudulent means.
  - c) Where the utilization application does not comply with the terms and conditions.
  - d) Where the utilization application is not duly signed by the transferor and transferee.
  - e) Where the utilization application is not accompanied by original D.R.C.
21. On full utilization of the D.R.C, the D.R.C shall not be returned to the D.R.C holders but shall be retained with the Authority concerned after canceling the same.
22. In case of death of holders of D.R.C, the D.R.C will be transferred only on production of “Will / Survivors Certificate / Inheritance Certificate / Heir ship Certificate” / succession certificate or letter of Administration and / or probate of a will wherever applicable. On production of aforesaid documents names of the legal heirs will be included in the D.R.C.
23. Where the D.R.C holder is, a minor, no permission for transfer for utilization shall be considered unless the application is made by the guardian appointed by the Court.
24. If a holder of D.R.C intends to transfer it to any other person, he will submit the D.R.C to the Authority with an application for endorsement of the new holders name, i.e., the transferee, on the said certificate. Without such endorsement by the Authority, the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder.
25. D.R.C shall be in prescribed form transferable only after due authentication by the Planning Authority / Local Body.
26. The Planning Authority (BDA when the TDR is generated by a plot / land located in BDA jurisdiction and AUTHORITY when the TDR is generated by a plot or land located in AUTHORITY jurisdiction) shall maintain a register in the format annexed to this Notification relating to grant and utilization of Development Rights. Planning Authority / Local Body which issues the D.R.C shall only maintain the account of utilization till it is exhausted.
27. If in, or in connection with, the exercise of its powers and discharge of its functions by the Authority, any difficulty arises relating to the interpretation of these regulations, it shall be referred to the Government, whose decision will be final.

**SCHEDULE – VIII**

**FIRE PROTECTION REQUIREMENTS AND SAFETY MEASURES AGAINST EARTH  
QUAKE.**

**General:** - The planning design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, the provisions of Part – IV, Fire Protection Chapter of National Building Code shall apply.

For multi-storeyed, high rise and special buildings, additional provisions relating to fire protection contained in Annexure C of NBC shall also apply. The approach to the building and open spaces on all sides upto 6 metre width and their layout shall conform to the requirements of the Chief Officer. They shall be capable of taking the weight of a fire engine weighing upto 18 tonnes. These open spaces shall be free of any obstruction and shall be motorable.

**Exits:** Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of its occupants in case of fire or other emergency for which the exit shall conform to the following:

- i. **Types:** - Exit should be horizontal or vertical. A horizontal exit may be a door-way, a corridor, a passage-way to an internal stairway or to an adjoining building, a ramp, a verandah, or a terrace which has access to the street or to the roof of a building. A vertical exit may be a staircase or a ramp, but not a lift.
- ii. **General requirement:** - Exits from all the parts of the building, except those not accessible for general public use, shall –
  - a. provide continuous egress to the exterior of the building or to an exterior open space leading to the street;
  - b. be so arranged that, except in a residential building, they can be reached without having to cross another occupied unit;
  - c. be free of obstruction;
  - d. be adequately illuminated;
  - e. be clearly visible, with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned;
  - f. be fitted, if necessary with fire fighting equipment suitably located but not as to obstruct the passage, clearly marked and with its location clearly indicated on both sides of the exit way;
  - g. be fitted with a fire alarm device, if it is either a multi-storeyed, high use or a special building so as to ensure its prompt evacuation;
  - h. remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned;
  - i. be so located that the travel distance on the floor does not exceed the following limits:
    1. Residential, educational, institutional and hazardous occupancies: 22.5 m.
    2. Assembly, business, mercantile / commercial, industrial and storage buildings: 30m.

**Note:** *The travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified above, except in assembly and institutional occupancies in which case it shall not exceed 6.0 metres.*

*When more than one exit is required on a floor, the exists shall be as remote from each other as possible;*



*Provided that for all multi-storeyed high rise and special buildings, a minimum of two enclosed type staircases shall be provided, at least one of them opening directly to the exterior, interior open space or to any open place of safety.*

- iii. **Number and width of exits:** - The width of an exit, stairway / corridor and exit door to be provided at each floor in occupancies of various types shall be as shown in columns 3 & 5 of Table 31. Their number shall be calculated by applying to every 100 sqm of the plinth or covered area of the occupancy, the relevant multiplier in columns 4 & 6 of Table 31, fractions being rounded off upward to the nearest whole number.

**Safety Measures against Earthquake:**

Buildings with ground plus four floors and above or buildings with a height of 15m 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 supervision certificate and the completion certificate of every such building shall contain a certificate recorded by the Registered Engineer / Architect that the norms of the National Building Code and IS 1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake.

**TABLE 31: WIDTH AND NUMBER OF EXITS FOR VARIOUS OCCUPANCIES**

Sl. No.	Type of Occupancy	Stairway / Corridor		Door Minimum width in meters	Exit Multiplier
		Minimum width in meters	Multiplier		
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential Dwellings Row housing (2 storeys) Hostels	1.2 0.75 1.5	0.145 0.213 0.107		0.053
2	Educational-up to 24.0 m high Over 24.0 m high	1.5 2.0	0.333 0.250		0.667
3	Institutional i.e., Hospitals Upto 10 beds Over 10 beds	1.5 2.0	0.089 0.067		0.044
4	Assembly – fixed seats or loose seats and dance floor. No seating facilities and dining rooms	2.0 2.0	0.694 0.278	1.0	0.926 0.370
5	Mercantile – street floor and basement Upper sales floors	1.5 1.5	0.222 0.111		0.222 0.111
6	Business and Industrial	1.5	0.067		0.067
7	Storage	1.5	0.022		0.22
8	Hazardous	1.5	0.133		0.125

**Note:** No deductions shall be made in the gross area of the corridors, closets or other sub-divisions; all space serving the particular assembly occupancy shall be reckoned.

**Doorways:**

- a) Every exit doorway shall open into an enclosed stairway, a horizontal exit, or a corridor or passageway providing continuous and protected means of egress;
- b) No exit doorway shall be less than 1000 mm in width except assembly buildings where door width shall not be less than 2000 mm. Doorways shall be not less than 2000 mm. in height.
- c) Exit doorways shall open outwards i.e., away from the room, but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of stairway or landing to less than 900 mm. overhead or sliding doors shall not be installed;
- d) Exit doors shall not open immediately upon a flight of stairs; a landing equal to atleast the width of the door shall be provided in the stairway at each doorway; level of landing shall be same as that of the floor which it serves.

**Internal Staircases:**

- a) Interior stairs shall be constructed of non-combustive materials;
- b) Interior staircases of all buildings with the exception of residential buildings upto GF+3 floors shall be constructed as self contained units with atleast one side adjacent to an external wall. The staircase shall be completely enclosed in the case of buildings of 15 meters height and above;
- c) A staircase shall not be arranged around a lift shaft
- d) Hollow combustible construction shall not be permitted;
- e) The minimum width of an internal staircase shall be as per table 31
- f) The minimum width of treads without nosing shall be as per bye-law 3.2.12 ;
- g) The maximum riser shall be as per bye-law 3.2.12;
- h) Handrails shall be provided with a minimum height of 1000 mm. For all buildings and shall be firmly supported;
- i) No windings should be provided in a public building except in the case of emergency exits.
- j) The minimum head room in a passage under the landing of a staircase and under the staircase shall be 2.2 m. Beams / columns and other features shall not reduce the head room / width of the staircase.

**Fire escapes or external stairs:**

- a) All fire escapes above ground level shall be directly connected to the ground.
- b) All entrances to a fire escape shall be separate and remote from the internal staircase;
- c) The route to fire escape shall be free of obstruction at all times except a door way leading to the fire escape which shall have the required fire resistance;
- d) Fire escapes shall be constructed of non-combustible materials;
- e) External Stairs shall have straight flights not less than 1250 mm. Wide with 250 mm. treads and risers not more than 190 mm. The number of risers shall be limited to 16 per flight;

- f) Handrails shall be of a height of not less than 1000 mm. Balusters shall be provided with maximum gap of 150 mm.

**Spiral stairs (fire escape):**

The use of spiral staircases shall be limited to low occupant loads and to buildings of not more than 9 metres height, unless they are connected to platforms such as balconies and terraces to provide for a pause during escape. A spiral fire escape shall be not less than 1500 mm in diameter and shall be designed to give adequate headroom;

**Ramps:**

Ramps with a slope of not more than 1:10 may be substituted and shall comply with all the applicable requirements of required stairways regarding enclosures, capacity and dimensions. Larger slopes shall be provided for special uses but in no case greater than 1 in 8. For all slopes exceeding, 1:10 and wherever the use is such as to involve danger of slipping, the ramp shall be surfaced with approved non-slipping materials;

**Exit corridors and passage ways -**

Exit corridors and passage ways shall be of width of not less than the aggregate required width of exit doorways leading from them in the direction of travel to the exits. Where stairways discharge through corridors and passage ways, the height of corridors and passage ways shall be not less than 2.4 m.

# APPENDIX-A

**APPENDIX A– 1  
(Byelaw No. 2.1.2)**

**FORM OF APPLICATION FOR BUILDING LICENCE**

(Form of application to erect, re-erect or to make alternations in any place in a building to obtain building license of the Karnataka Municipalities Act, 1961.)

To

The Chief Executive Officer,  
e- City Industrial Township Area,  
Bangalore

Sir,

I hereby give notice that I intend to erect/re-erect/to make alterations in the building bearing property No. ...., plot No....., ward No....., locality / street..... in accordance with the Building Bye-laws-2013 of e- City Industrial Township Area Authority, I forward herewith the following plans and specifications (15 numbers) duly signed by me .....(name in block letters)  
The registered Architect / Engineer / Supervisor Sri/Smt..... bearing the registration No. .... will supervise the construction.

The following certified copies of documents are enclosed herewith:-

Sl. No.	Particulars	Tick (√) Wherever applicable
1	Copy of Title deed / possession certificate.	
2	(a) copy of Property card (b) Latest Assessment book extract (c) Revenue survey map	
3	Copy of Upto date tax paid receipt	
4	Previously sanctioned plan (for addition/alteration/ modification to existing building)/layout plan (in case of sites coming within approved layouts)	
5	<u>Plans:</u> Location / Key plan Site Plan Detailed building plans including sections and elevations & specification of work	
6	Receipt for having remitted the licence fee.	
7	Supervision Certificate / Affidavit as in Appendix A-II	
8	Schedule-II of National Building Organization (NBO) as in Appendix A-III	
9	Structural safety certificate as in Appendix A-IV	
10	Affidavit by Applicant as in Appendix A-V	
11	Indemnity Bond as in Appendix A-VI	
12	Foundation certificate (for old buildings above which new floors are proposed or in case of any additions / alterations)	
13	No objection certificate from agencies like: BDA	

	KSPCB / SEIAA / MoEF Fire Force Department Airport Authority of India District Magistrate Director of Factories and Boilers Controller of Explosives Railways BMRCL Government Health Department and any other Authority (wherever applicable).	
14	Any other information	
15	I further give the following information:  a) The occupancy of building is intended to ..... use b) The source of water for the construction is ..... c) The duration of stocking of building materials is ..... d) Estimated cost of construction is Rs. ....	

I request that the plans submitted are approved and permission is accorded to execute the work.

Signature of the owner .....

Name of the owner .....

(in block letters)

Address of owner .....

.....

Date .....

.....

**APPENDIX A– II**  
**(Byelaw No. 2.1.2(j))**

**FORM OF SUPERVISION / AFFIDAVIT**

I hereby certify that the erection, re-erection, material alteration in the building bearing property No. ...., plot No....., ward No....., locality / street..... will be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work will be in accordance with the general and detailed specifications submitted along with this certificate and that the work will be carried out according to the sanctioned plan.

I hereby undertake to report to the authority within 7 days of any deviation from the sanctioned plan, or violation of Building Bye-laws / Zoning Regulations, observed during the construction of the aforesaid building.

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

I hereby agree that if any of the above statements are found false, then Electronic City Industrial Authority is at liberty to cancel the licence for practice.

Signature  
.....

Name of the registered Architect / Engineer / Supervisor  
.....  
(in block letters)

Registration Number of the registered Architect/Engineer/ Supervisor  
.....  
(Copy of registration certificate issued by BBMP to be enclosed)

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

Dated: .....

**APPENDIX A- III**  
**(Bye law no2.1.2(i))**

**SCHEDULE II OF THE NATIONAL BUILDING ORGANISATION**  
**GOVERNMENT OF INDIA**  
**MINISTRY OF WORKS AND HOUSING**  
**NATIONAL BUILDING ORGANISATION**

Housing and Building Construction activity in Private Sector (Karnataka State)

Name of Corporation: e- City Industrial Township Area,

District: Bangalore for the Quarter Ending.....

Note: For items 1 and 2, please fill in the appropriate

Code Number in:

1. Nature of Construction:

Code No :

a) New Construction

1.

b) Additions to existing buildings.

2.

2. Type of Construction :	<input style="width: 150px; height: 25px;" type="text"/>	Total Plinth area (Sqm)	Total Floor area (Sqm)
a) Residential Buildings	Code No.		
i) Dwellings	1		
ii) Other residential places (such as Hostels, Dormitories/ Lodging Hotels and Clubs)	2		
b) Industrial buildings(Factories/ Plants, Workshops etc.,)	3		
c) Commercial buildings(Shops, Ware-house, Offices, Public- Garden etc.,)	4		
d) Institutional buildings(Schools, Hospitals and dispensaries, Religious buildings, etc.,)	5		
e) Other buildings( Public buildings Public Libraries, amusement Buildings etc.,)	6		
3. Number of Stories in the building.....			

4. Number and Type of dwelling in the constructions:

Type of Dwelling	Number of Dwellings		
	New Construction	Additions to existing buildings	Total Plinth area (Sqm)
One Room Unit			
Two Room Unit			
Three Room Unit			
Four or more Room Unit			

**Particulars for the following items should be given while  
Applying for 'Occupancy Certificate' only**



- 5. Estimated Construction Cost (if available) .....Rs.....
- 6. Number and date of issue of authorization Certificate .....
- 7. Date of Commencement of Construction .....
- 8. Date of completion of Construction .....

Date:

(Signature of applicant)

Name and Address of applicant .....  
(In Block Letters)

.....

---

(For use in Office only)

Reference Number of application:

Number and date of issue of authorization/  
Occupation Certificate. ....

**APPENDIX A- IV**  
**(Byelaw No. 2.1.2(j))**

**FORM OF STRUCTURAL SAFETY CERTIFICATE**

I hereby certify that the erection, re-erection, material alteration in the building bearing property No. ...., plot No....., ward No....., locality / street..... consisting of B+G+.....floors has been designed for structural safety as per National Building Code 2005.

Adequate safety measures have been taken to ensure safety of neighbouring property during the course of erection of basement and superstructure.

Signature  
.....

Name of the registered Structural Engineer  
.....  
(in block letters)

Registration Number of the registered Structural Engineer  
.....  
(Copy of registration certificate issued by BBMP to be enclosed)

Address of the registered Structural Engineer  
.....  
.....  
....

Dated: .....

**APPENDIX A- V**

**(Byelaw No. 2.1.2(I))**

**FORM OF AFFIDAVIT**

Affidavit of Sri. / Smt. .... Son/Daughter of ..... aged  
.....years, Resident of No. ....  
.....

I .....do hereby solemnly Affirm  
and declare as under:

1. That I am the owner of the Plot No. .... situated at .....  
..... measuring ..... Sq.  
Meters.
2. That I propose to construct a building over the aforesaid plot of land
3. That I have submitted the building plan for the construction of residential / commercial /  
industrial / Public & Semi Public building over the said plots of land for sanction vide  
letter No. .... Dated .....
4. That I have filled the statement before the concerned competent authority and that the  
building shall be constructed in the aforesaid plots of land for the purpose specified  
above and that in case the aforesaid portion of land is declared as excess land / illegal  
by the competent authority, I shall abide by the decision of the Competent Authority.

Place: Bangalore

Date:

DECLARANT

**APPENDIX A- VI**  
**{Byelaw No. 2.1.2(m)}**

**FORM OF INDEMNITY BOND**

**THIS DEED OF INDEMNITY** is made this day .....  
by  
Sri/Smt. ...., owner of the property No.  
..... Bangalore.

Where I am the holder of Plot No. ...., Bangalore  
measuring ..... Sqm. And whereas I propose to construct a building over the  
said plot of land.

And whereas I have submitted the building plan for the construction of the building over the  
said land in accordance with Karnataka Municipalities Act, 1964.

And whereas for sanctioning of the building plan, I had given an under taking in the form of  
an affidavit copy (enclosed) to the Authority. And whereas the Electronic City Industrial  
Authority has agreed to process for sanction the building plan on the aforesaid  
undertaking.

Now this Deed Witnesseth that in purpose of the aforesaid affidavit and in consideration of  
the e-city Industrial Authority having agreed to sanction the building plan submitted in  
respect of land situated at No. ...., Bangalore and referred  
above, I hereby undertake to indemnify and keep harmless the Authority from all  
proceeding on Courts and before other authorities including the competent authority and  
all expenses / losses claim which the Authority may incur or become liable to pay as a  
result or in consequence of the sanction accorded by it to the building plan in respect of  
the aforesaid plot.

I further state that I and all my successors-in-interest shall abide by the aforesaid terms  
and conditions of this deed of indemnity.

Strike out which is not applicable.

Place: Bangalore  
Date:

INDEMNIFIER

**APPENDIX A- VII**  
**{Byelaw No. 2.1.2(n)}**

**FOUNDATION CERTIFICATE**

I hereby certify that the existing building on plot No. ----- Khata No. -----  
Street ----- Bangalore ----- comprises of B+G+ ----- Floors. Additions /  
Alterations are proposed on the existing building with ----- additional Floors.

I have personally visited the site and verified the foundation for its stability.

The Existing foundation is capable to take up the load of the additional floors without  
affecting the stability of the structure.

This certificate is issued for the additions and alterations for the existing building on the  
said plot.

Signature

.....

Name of the registered Structural Engineer

.....

(in block letters)

Registration Number of the registered Structural Engineer

.....

(Copy of registration certificate issued by BBMP to be enclosed)

Address of the registered Structural Engineer

.....

.....

....

Dated: .....

**APPENDIX A-VIII**  
**{Byelaw No. 2.2.1}**

**FORM OF DEBRIS BOND**

This bond is made on this day ..... by Sri./Smt. ....  
owner of the property No. ....  
Bangalore.

Whereas, I am the owner of property bearing No. .... Bangalore.

Whereas a plan has been sanctioned for the construction of  
residential/commercial/industrial /Public & Semi Public building over the said plots of land  
for sanction vide LP No. .... Dated .....

Whereas the said plan has been sanctioned subject to the condition that the debris  
collected as the result of the demolition of the existing building and the construction of the  
building should be removed from the building site as per the direction of the competent  
officers of the e- City Industrial Township Authority and that I should pay to the Authority,  
charges as may be determined and fixed by the Authority towards the cost of removal of  
the debris and;

This bond witnesseth:

That I shall pay to the Authority the charges for removal of the debris as may be fixed by  
the e- City Industrial Township Authority and in the event of my not so paying the amount  
as determined by the Authority, as and when called upon to do so, the Authority on is at  
liberty to cancel the plan sanctioned and to prevent me from proceeding with the further  
construction of the building and take such other action as the Authority may deem fit to  
recover the cost of removal of the debris.

That I and all my successors in interest are also bound by the conditions of the bond.

PARTY

**APPENDIX A- IX**  
**(Bye-law No. 2.2.1)**

**FORM OF SANCTION OF LICENCE**

From

The Chief Executive Officer,  
e- City Industrial Township Area  
Bangalore

To

.....  
.....  
.....

Sir/Madam,

With reference to your application No ..... dated ..... for grant of licence for the erection/re-erection/alteration of the building bearing property No. ...., plot No....., ward No ....., locality / street..... sanction has been granted by the Authority subject to the following conditions:

1. A copy of the sanctioned plan should be displayed in the work spot.
2. A note book should be maintained in the workspot and should invariably be produced to the inspecting officers of the Authority for recording instructions.
3. The building shall not be occupied without obtaining occupancy certification after completion of the building of KM Act, 1964.
4. Other conditions.

Signature of the Authority

**Sanctioned as per the plan submitted with the following conditions.**

1. The conditions imposed by various concerned authorities mentioned in the their NOC's granted shall be strictly followed.	13. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, immediately this licence issued is liable for cancellation and further action will be taken as per KM Act.
2. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.	14. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule –VI (Bye-law No. 2.1.6). If the Architect / Engineer / Supervisor fail to inform the Authority of such violations, his / her registration is liable to be cancelled.
3. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.	15. Construction of high rise building shall be undertaken by engaging registered structural engineer.
4. The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction, & shall take necessary measures for human safety.	16. The Commencement Certificate shall be obtained immediately after the completion of the foundation or the erection of columns upto ground level.
5. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.	17. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after completion shall apply for permission to occupy the building.
6. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.	18. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE".
7. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (ES & O) Code.	19. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
8. The applicant shall provide a separate space in his / her premises for installation of telecom equipment and also to make provisions for telecom services.	20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law No. 3.4.9.
9. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.	21. The building shall be designed and constructed adopting the norms prescribed in 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 building resistant to earthquake.
10. The applicant shall plant at least two trees in the premises.	22. The applicant should provide solar water heaters as per table 10 of Bye-law No. 3.4.1 for the building.
11. Permission shall be obtained from forest department for cutting trees before the commencement of the work.	23. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp together with the stepped entry for the Physically Handicapped persons.
12. License and approved plans shall be displayed in a conspicuous place of the licensed premises and they shall be made available during inspections for recording instructions.	24. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
	25. The owner / builder shall ensure for the safety of neighbouring properties during the course of construction.



**Note:**

- 1) Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- 2) List of children of workers shall be furnished by the builder / contractor to the Labour Department Education Department and is mandatory. Obtaining NOC from the Labour Department and Education Department before commencing the construction work is a must.
- 3) Employment of child labour in the construction activities is strictly prohibited.

**APPENDIX A-X**  
**(Bye-law 2.3.2(a))**

**FORM OF NOTICE OF COMMENCEMENT OF WORK**

I hereby certify that the erection/re-erection/material alteration of the building bearing property No. .... plot No....., City Survey No. ...., ward No....., locality / street..... under the supervision of .....registered Architect/Engineer/ Supervisor bearing registration No..... in accordance with plans sanctioned as per your permission vide No..... LP..... dated ..... is to commence on .....

Signature of the owner .....

Name of the owner .....

(in block letters)

Address of owner .....

.....

Dated .....

.....

**APPENDIX A-XI**  
**{Bye-law 2.2.2(a)}**

**APPLICATION FOR COMMENCEMENT CERTIFICATE**

To,

The Chief Executive Officer,  
e- City Industrial Township Area,  
Bangalore.

I, Shri/Smt..... hereby certify that the erection/re-erection of the building bearing property No. .... plot No....., ward No....., locality / street ..... under the supervision of Sri/Smt ..... , registered Architect /Engineer / Supervisor, bearing registration No..... is in accordance with plans sanctioned as per your permission vide LP No..... dated ..... I hereby certify that the building is constructed upto plinth level as per sanctioned plan.

I herewith enclose the following documents.

Sl. No	Documents/Particulars	Tick (√)	Sl. No	Documents/Particulars	Tick (√)
1	Notice of Commencement of work as per Appendix A-X (Bye-law 2.3.2(a))		3	Plan showing the column positions as erected on site with the Signature of the Owner and Architect.	
2	Photographs of erected columns signed by Owner and the authorized Architect.				

.....  
Signature of the Owner/Applicant

.....  
Name (In block letters)

.....  
Address .....

.....

Place:  
Date:

.....  
Signature of the Architect/Engineer/Supervisor

.....  
Name (In block letters)

.....  
Address .....

.....

Registration No. ....

Place:  
Date:

**APPENDIX A- XII**  
**(Bye-law 2.3.4)**

**FORM OF COMMENCEMENT CERTIFICATE**

To:

.....  
.....  
.....

Sir,

Subject: Issue of permission for the commencement of work of the building sanctioned in License No..... LP..... Dated.....

Ref: Your application dated .....

The property No. .... of Ward No. .... was inspected on .....and the foundation marked / laid / columns marked / fixed is verified with reference to the building plan sanctioned by the Authority in LP No. .... and found that the same is as per the sanctioned plan and hence permission is hereby accorded to proceed with the work subject to the following conditions:

1. The work should be carried out strictly as per the sanctioned plan and Building Bye-Laws without any deviations, alterations or violations.
2. Other conditions, if any

Office Stamp.....  
Office Communication No.....  
Dated:.....

The Chief Executive Officer,  
e- City Industrial Township Area  
Bangalore

.....

**APPENDIX A-XIII**  
**{Bye-law No. 2.4.1(a)}**

**APPLICATION FOR OCCUPANCY CERTIFICATE**

To

The Chief Executive Officer,  
e- City Industrial Township Area  
Bangalore

I, Sri/Smt....., hereby certify that the building bearing property No. ...., Plot No....., Ward No....., locality / street ....., is completed on ..... under the supervision of Shri/Smt.....registered Architect / Engineer / Supervisor bearing registration No..... in accordance with plans sanctioned as per your permission vide ....., LP No..... dated .....

I herewith enclose the following documents

Sl. No	Documents	Tick (√)	Sl. No	Documents	Tick (√)
1)	Commencement Certificate copy obtained as per Bye-law No. 2.3.4		5)	As built plan (deviations / additions /modifications, if any shall be indicated clearly in different colours) along with section / elevation / site plan	
2)	Completion Certificate as per Appendix A-IV (Bye-law No. 2.4.1(a) signed by the Architect/Engineer/Supervisor		6)	Area calculation sheet of each floor signed by the Architect	
3)	Photographs of the building signed by owner and Architect/ Engineer/ Supervisor		7)	Clearance from Fire Force Department (if applicable)	
4)	Copy of building tax paid / assessed		8)	CFO from KSPCB	

Signature of the owner .....

Name of the owner (in block letters) .....

Address of owner .....

.....

.....

Place:

Date:

**APPENDIX A-XIV**  
**{Bye-law 2.4.1(a)}**

**FORM OF COMPLETION CERTIFICATE**

I hereby certify that the erection/re-erection/material alteration of the building bearing property No. ...., plot No....., ward No....., locality / street..... has been supervised by me and has been completed on ..... according to the plans sanctioned vide LP No..... dated ..... The work has been completed to my best satisfaction. The workmanship and all the materials (types and grade) have been used strictly in accordance with the general and detailed specifications. No provisions of the Building Bye-laws, sanctioned plan and conditions prescribed or orders issued thereunder have been transgressed in the course of the work. The building is fit for use for which it has been erected, re-erected, or altered with or without additions. I request that the occupancy certificate for the premises may be issued.

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

Signature of registered Architect/ Engineer / Supervisor.....

Name of registered Architect/ Engineer / Supervisor .....  
(in block letters)

Reg. No. of registered Architect/ Engineer / Supervisor.....  
(Copy of certification enclosed)

Dated.....

**APPENDIX A-XV**  
**{Bye-law No. 2.4.1(c)}**  
**FORM OF OCCUPANCY CERTIFICATE**

A plan was sanctioned for construction of ..... apartment building consisting of ..... at ..... Vide LP No ..... /..... Dt: - .....

On receipt of the intimation of the completion of the building from the Registered Architect /Engineer / Supervisor, the building was inspected by the .....and it was found that the applicant has built the building according to the sanctioned plan/effectuated certain changes from the sanctioned plan. These changes were regularized by the Chief Executive Officer in his note dated ..... as recommended by the ..... by levying a penalty of Rs..... after ensuring that the deviations are within the permissible limit of 5% from the sanctioned plan.

The applicant has paid a sum of Rs.....(Rupees.....) vide challan no .....dated..... towards the compounding fine. Hence, the deviations affected by the applicant are regularized.

Therefore, permission is granted to occupy the building for ..... Purpose at ..... vide LP..... consisting of ..... with the following details.

Floor Description	Area	No. of Units / Use of the floor	Remarks

And subject to the following conditions:

1. The structure or a part of the structure there off shall not be added or altered materially without specific permission of Authority. In the event of the applicant violating, the Authority has the right to demolish the deviated/alterted/added portion without any prior notice.
2. Toilet facilities for the visitors, drivers and servants shall be constructed at Ground floor Level within the plinth area of the building within 3 months from the date of issue of O.C.
3. Area reserved for car parking must be used for car parking only as per sanctioned plan.
4. Other conditions, if any.

On default of the above conditions, the O.C. issued will be with drawn.

Office Stamp.....  
 Office communication No.....  
 Authority  
 Dated .....

Signature of Authority .....  
 Name, designation and Address of the  
 .....

The Chief Executive Officer,  
 e- City Industrial Township Area  
 Bangalore

# APPENDIX-B



**APPENDIX B – I**

**APPLICATION FOR PERMISSION FOR DEVELOPMENT RIGHTS CERTIFICATE**

From

Date:

.....  
(Name of owner of land)  
Address  
.....  
.....

To

The Chief Executive Officer,  
e- City Industrial Township Area  
Bangalore

Sir,

I, intend to surrender the under mentioned land bearing Survey No. .... of ..... Village of ..... Hobli and ..... Taluk reserved for the public purpose of ..... as per the RMP –2015 for the grant of “Development Rights Certificate”.

I / We forward herewith the following:-

- Site plan as per Revised Master Plan-2015
- Detailed Survey Plan
- Title Deed
- Property card and latest assessment book extract
- Up-to-date tax paid receipt
- The area statement of reservation duly certified by the architect
- Encumbrance certificate
- I / We hereby request that the land affected by the reservation of ..... may be taken over and Development Rights Certificate (DRC) in lieu thereof may be issued to me/us.

Signature of the Owner(s) of the land

**APPENDIX B – II**

**Office of the Chief Executive Officer, e- City Industrial Township Area,  
Bangalore**

**Register of Utilization of Development Rights Certificate**

Sl. No.	Folio No.	DRC No	Date & Sanction No.	Name of the Transferor	Built area in sq.mtrs. as per DRC	Transfer / Utilisation of DRC area in sq.mtrs.
1	2	3	4	5	6	7

Balance area of DRC in sq.mtrs	Name & Address of the Transferees(s)	Details Property where DRC is proposed to be used (recording plot)	Transfer fee paid	Utilisation Form No. & Date	Signature of the sanctioning Authority
7	8	9	10	11	12

**APPENDIX B – III**

**UNDERTAKING BY THE APPLICANT**

To  
The Chief Executive Officer,  
e- City Industrial Township Area  
Bangalore

Sir,

**Subject:** .....

I/We, Smt./Shri ..... residing at / carrying  
on business at .....

are the owners/developers of the property bearing Sy. No. / K.No. .... of  
..... Village ..... Hobli, ..... Taluk, ..... Bangalore,  
do hereby agree and undertaken as under.

Whereas, I/We are absolutely owner of the property bearing Sy.No./ K.No.  
..... Of ..... Village ..... Hobli, ..... Taluk,  
..... Bangalore.

And whereas, the owner / developers have requested the Authority to grant of  
Development Rights Certificate.

And whereas, the Chief Executive Officer, e- City Industrial Township Area,  
Bangalore, has intended to grant Development Rights Certificate on compliance of various  
terms and conditions vide letter under No. ...., dated .....

I/we, hereby agree and undertaken as under:-

- (1) I/we have leveled the aforesaid land up to the formation level as stipulated by the  
authority. I/we hereby agree and undertake to rectify any defects in respect of  
filling and leveling of the aforesaid land within period of one year from the date of  
handing over possession of the said land.
- (2) This undertaking is binding upon me / us by my / our heirs, executors and  
administrators and assignees.

Dated this ..... day of ..... 200.....

Witness: (1)

(2)

Yours faithfully,

**APPENDIX B – IV**

**PROFORMA FOR AFFIDAVIT TO BE GIVEN BY OWNER/S**

I / We ..... aged, ..... of Indian inhabitant residing at .....

I / We, am / are the Properties / Partner(s) of the firm .....

Having is registered office at ..... is / am the owner(s) of the land bearing C.S.No. / C.T.S No. / K.No. .... of .....village ..... Hobli ..... Taluk, ..... Bangalore.

State on affirmation as under:

The aforesaid land is partly / fully reserved for the purpose of ..... as per the sanctioned Revised Master Plan-2015.

I / We have neither taken any monetary compensation or Compensatory FAR not claimed Transfer of Development Right in lie of the said land earlier. I / We, am / are, entitled for TDR and grant of Development Rights Certificate under Section 14-B of the Karnataka and Country Planning Act, 1961 and Rules thereunder.

Dated this ..... date of ..... the year .....

Identified by me:

Advocate:  
Name:  
Address:

Before me:  
Notary / Magistrate

**APPENDIX B – V**

**Office of the Chief Executive Officer, e- City Industrial Township Area, Bangalore**

Date of issue .....

Sr. No. ....

**A) Development Rights Certificate UTILIZATION FORM**

We, the undersigned to hereby request to allow to utilize the built-up area measuring (in words ..... sqm. In figures ..... Sqm) out of the total built-up area available in the Development Rights Certificate No. .... Dated ..... Folio ..... And permit the said built-up area to be utilized by the persons named below:-

**PARTICULARS OF D.R.C HOLDERS**

Development Rights Certificate No. ....

Folio No. ....

**Name in Full**

**Signature (s)**

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

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

**Attestation:**

I hereby attest the signature of the D.R.C Holder's herein mentioned

Signature .....

Name .....

Address Seal .....

.....

**Signature of Witness**

.....

Name and address of Witness

.....

.....

.....

.....Pin .....

(A) Details of property where D.R.C is proposed to be used 1.e., Location and Building.

(B) Area to be utilized in sqm (in fig.) .....

(in words) .....

(C) Balance built-up area as per D.R.C in sqm (in fig.) .....

(in words) .....

(D) Balance area in the D.R.C after utilization (in fig.) .....

(in words) .....

D = C-B

**Office of the Chief Executive Officer,  
e- City Industrial Township Area  
Bangalore**

**B) PARTICULARS OF PERSON (S) UTILIZING D.R.C**

**Name & Address in Full**

**Signature (s)**

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

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

Dated this ..... Day of ..... Two thousand ..... Place .....

**Signature of magistrate / Public Notary with Seal**

Date:

For Office Use Checked by ..... Signature tallied by ..... Entered in the register of Transfer No. .... Approval date & No. .....	Specimen Signature of person's utilizing D.R.C	Folio No. ..... ..... ..... .....
--	---	---

Development Rights Certificates to be returned  
 To (Fill in the name and address to which the certificates  
 Are required to be returned)

Name and address .....

Fees for utilization paid Rs.

Vide Receipt No. ....

Date .....

Signature .....

**APPENDIX B – VI**

**Office of the Chief Executive Officer,  
e- City Industrial Township Area  
Bangalore**

**DEVELOPMENT RIGHTS CERTIFICATE**

I, ..... Chief Executive Officer, e- City Industrial Township Area Bangalore, certify that the person(s) within named in this certificate is / are the registered holder(s) of the Development Rights Certificate issued subject to the provision of Section 14-B of the Karnataka Town and Country planning Act, 1961 and Rules thereunder:-

(1) Location and details of the land surrendered.

- (a) Area of the land in sqm.
- (b) Land handed over the Authority / Government

Vide Possession Receipt No. and Date

- (1) Zone of land surrendered.
- (2) Reservation of land surrendered.
- (3) The area where D.R.C can be utilized.

D.R.C will be allowed to be used as provided under Regulations.

Folio No:	certified No.
TDR / W/ SWARD .....	
Name of the DRC Holder (s)	(1) (2) (3)
FAR Credit of built-up area sqm (in figures) .....	
(in words) .....	

Given under common seal ..... Day of ..... Year .....

**Chief Executive Officer,  
e- City Industrial Township Area  
Bengaluru**

**Electronics City Industrial Township Authority  
Rates for Plan Sanction / CC**

Sl.No	Description	LICENCE FEES			COPIES		Compound wall Fee (Running Meter)
		Residential	Commercial	Industrial	Copies (1 to 5) for each copy	Copies (6 & above) for each copy	
1	2	3	4	5	6	7	8
<b>1</b>	<b>Upto 4 units</b>						
	a) 100sqm site area	6			100	200	10
	b) 101 to 250 sqm site area	12					
	c) 251 to 500 sqm site area	20					
	d) 500 sqm and above	30					
<b>2</b>	<b>5 units &amp; above</b>						
	a) Upto 4000 sqm sital area	60			400	600	10
	b) Above 4000 sqm sital area	80					
<b>3</b>	<b>Industrial Buildings</b>			75			
	<b>Non-residential</b>						
	a) Upto 2000 sqm sital area		60		400	600	10
	b) 2001 to 4000 sqm sital area		80				
	c) Above 4000 sqm sital area		100				



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	d) High density development (Star Hotel, Multiplex, Shopping Mall, Commercial Complex & IT<BT)		125				
<b>4</b>	<b>Ground Rent Charges</b>						
	<b>Apartment s</b>	40					
	<b>Non-Residential</b>						
	a) 0 to 100 sqm		30	30			
	b) 101 to 250 sqm		50	50			
	c) 251 to 500 sqm		80	80			
	d) Above 500 sqm		100	100			
<b>5</b>	<b>Development Charges</b>						
	a) For Site	20	75	40			
	b) For Building (For total built up area)	2	10	4			
<b>6</b>	<b>Security Deposit</b>	100	100	100			
<b>7</b>	<b>For Commencement Certificate</b>						
	<b>Residential</b>						
	a) Upto 100 sqm (Plinth area)	10					

	b) 101 to 250 sqm (Plinth area)	20					
	c) 251 to 500 sqm (Plinth area)	30					
	d) Above 500 sqm (Plinth area)	40					
	<b>Ap artments</b>	50					
	<b>Non- Residential</b>		80	80			

## OCCUPANCY CERTIFICATE

SL.NO	Description	Deviations made within the byelaw limits (per Sqm)	Deviations made exceeding the byelaw limits but within regularization limits of 5 % ( per Sqm)
1	2	3	4
	<b>FOR OCCUPANCY CERTIFICATE</b>		
<b>1</b>	<b>Single Dwelling units</b>	250	1000
<b>2</b>	<b>Residential Apartments</b>		
a)	2 to 10 units	1500	3000
b)	11 to 50 units	2000	3500
c)	51 to 200 units	2500	4000
d)	Above 200 units	3000	5000
<b>3</b>	<b>Commercial</b>		
a)	Upto 750 Sqm of total built up area	2000	3000
b)	Above 750 Sqm of total built up area	3000	5000
<b>4</b>	<b>Industrial</b>		
a)	Upto 750 Sqm of total built up area	1500	3000

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b)	Above 750 Sqm of total built up area	2000	4000
<b>5</b>	<b>Other Building except religious buildings</b>		
a)	Upto 750 Sqm of total built up area	1000	2500
b)	Above 750 Sqm of total built up area	1500	3000
<b>6</b>	<b>Extension of basement floor against the sanctioned plan but within the permissible set back line</b>	3000	5000
		<b>RESIDENTIAL</b>	<b>NON-RESIDENTIAL</b>
<b>7</b>	<b>Excess built up area exceeding the permissible limits in the Mezzanine floor (If the total deviated area is well within the limit of 5 % permitted for regularization ) Rate per Sqm for excess built up area.</b>	4000	8000
<b>8</b>	<b>Excess built up area on the terrace, exceeding permissible limit of 15 % of the total terrace area.(If the total deviated area is within the limit of 5 % permitted for regularization ) Rate per Sqm for excess built up area.</b>	4000	8000
<b>9</b>	<b>Open balconies built against the sanctioned plan.Rate per Sqm. (Max. limit 25 % of the sanctioned plan).</b>	3000	4500
<b>10</b>	<b>Penalty for buildings constructed without obtaining commencement certificate</b>	50	100
<b>11</b>	<b>Though within the byelaw limit, but commencing the works without obtaining the authorized permission</b>	75	150
<b>12</b>	<b>Buildings Occupied without obtaining Occupancy Certificate (per Sqm Occupied Total Built up Area)</b>	50	100

**Addendum to ELCIT A Building Byelaws - License Fees / c.c. Fees / O.C. Fees** based on recommendations of ELCITA Town Planning Committee at Meeting on 31 " December, 2013.

& approval by ELCITA Board at Meeting on 30th April, 2014.

**Tariff Rates for various building approvals and certifications:**

In general, the fees structure will follow the BBMP fees structure with the following exemptions:

- a) The Fee Structure will be based on the **total built up area** instead of Sital / Plinth Area. This is to avoid ambiguity regarding site area when multiple buildings are built on a single site.
- b) The charges will be the same for Commercial and Industrial buildings.
- c) The validity of Building Approval is only for two years from the date of issue.
- d) Security Deposit will be collected and deposited in FD account which will be refunded when the property owner obtains Occupancy Certificate.
- e) Development Charges will not be levied as Electronics City is already a developed area.
- f) ELCITA is not empowered to authorize Change in Land Use.

**BUILDING APPROVAL – INFRA FEE**

In view of the exponential growth in Electronics City, further straining the existing Infrastructure, ELCITA needs to upgrade it's basic infrastructure viz. better transportation, wider roads, storm water drains, under-ground drainage system, mobility solutions, etc.

With this goal in mind, it is proposed to collect a new Building Approval - Infra Fee, effective First April, Two thousand & sixteen ( 01.04.2016 ), for building approvals from November 13, 2015 on the following lines:

1. Building Approval – Infra Fee

- a) Rs. 50 /- sq.ft. for the first 20,000 Sq. ft. of new construction.
- b) Rs. 100 /- sq.ft. for the area constructed beyond 20,000 Sq.ft.