

ZONAL REGULATIONS

1. PREAMBLE

In pursuance of the provisions contained in clause (a) to clause (f) of the section 12 of the Karnataka Town and Country Planning Act, 1961, the Hubli-Dharwar Urban Development Authority here by makes the following regulations.

1.1. SHORT TITLE, EXTENT AND COMMENCEMENT

- a. These regulations are called the Zoning of land use and Regulations of the Master Plan-2031 (Revision-II) for Hubli-Dharwad Local Planning Area.
- b. These regulations shall come into force on and from the date prescribed in the notification of the sanction of the Master Plan.
- c. Subject to the provisions of the Karnataka Town and Country Planning Act, 1961, these regulations shall apply to all the developments in the area notified under section 4-A of the KTCP Act, 1961.
- d. The sanctioned Zonal regulations of Hubli-Dharwad Local Planning Area, under KTCP Act are here with modified, revised and replaced by these regulations.

1.2. FRAMEWORK

- a. The Master plan- 2031 (Revision-II) envisages a compact, balanced and equitable, urban growth for the Hubli and Dharwad cities. In order to guide such growth, the Master Plan - 2031 uses the proposed land use Plans and Zoning of land use and Regulations.
- b. Zoning of land use and Regulations are an integral part of the Master Plan- 2031 and are required to be read with the Proposals as detailed in proposed land use plans.

1.3. OBJECTIVES

The key objectives of these Regulations are:

- a. To facilitate orderly development of Hubli and Dharwad urban areas.
- b. Provision of urban infrastructure.
- c. To be Realistic and Anticipatory.
- d. Framing Flexible and Responsive Development Control Regime.
- e. To Preserve and conserve the heritage character and environment of the urban area.

1.4. SPATIAL EXTENT OF ZONING OF LAND USE AND REGULATIONS;

The regulation applies to the Hubli-Dharwar Local planning Area (LPA) as declared under the Karnataka Town & Country Planning Act, 1961 and may apply to future areas likely to be included by Govt. by a notification. The provisions of this document are to be read along with the relevant plans of Master Plan- 2031(Revision-II), applicable to various areas of the LPA. The zone delineation and the permissible land uses within zone(s) and respective regulations for land use are properly co-related

to achieve orderly growth. The regulations proposed are prospective. The developments that are lawfully established prior to the coming into force of this Zoning of land use and Regulations shall be allowed to continue.

1.5. LAND USE ZONE CATEGORIES;

- a. The entire Local Planning Area is conceptually organized into two Rings for consideration of Zoning of land use and Regulations.
 1. Intensely Developed Area (Zone - A)
 2. Other Areas (Zone - B).

b. Classification of Land use zones

1. Residential
2. Commercial
3. Industrial
4. Public and Semi Public
5. Transport and communication
6. Public Utilities
7. Park and Open Space, Burial Ground and Play Ground.
8. Agriculture Land

1.6. 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. The zonal boundary is usually a feature such as a road, valley, village boundary, etc and includes the immediate inner edge of the area.
- c. Where there is uncertainty in identifying alignment of nala, canal, river, existing public road, railway line, high-tension line and any religious buildings possession and also survey number boundaries in the approved maps, it shall be referred to the actual position on ground and decision taken by the authority in this regard shall be final.
- d. For any doubt that may arise in interpretation of the provisions of Zoning of land use and Regulations, the Director of Town and Country Planning, Bangalore, shall be consulted by the Authority and the decision of the Director shall be final.

2. INTRODUCTION

In order to promote public health, safety and the general moral and social welfare of the community it is necessary to apply reasonable limitations on the use of land and buildings. This is to ensure that the most appropriate, economical and healthy development of the towns takes place in accordance with the land use plan and its continued maintenance over the years. For this purpose, the town is divided into a number of use zones such as residential, commercial, industrial, public and Semi-Public etc. Each Zone has its own regulations as the same set of regulations cannot be applied to the entire town.

Zoning protects residential areas from the harmful invasions of commercial and industrial uses and at the same time promotes the orderly development of industrial and commercial areas. By requiring the spacing of buildings, it provides adequate light, air, protection from fire etc., It prevents overcrowding of buildings and land and thus ensures continued provisions of adequate facilities and services.

Zoning is not retrospective. It does not prohibit the uses of land and buildings that are lawfully established prior to the coming into effect of the Zoning of land use and regulations,. If these uses are contrary to the newly proposed uses, they are termed non-conforming uses and are gradually eliminated over years without inflicting unreasonable hardship upon the property owner. The Zoning of land use and Regulations and their administration are a major tool in carrying out the land use part of the master plan, of which it is an integral part.

3. TECHNICAL TERMS AND DEFINITIONS.

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

3.1 ACT: Means the Karnataka Town & Country planning Act, 1961.

3.2 ADDITIONS AND/OR ALTERATIONS: means any change in existing authorized building or change from one use to another use, or a structural change such as additions to the area or height, or the removal of part of a building, or a change to the structure such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support or a change to or closing of any required means of ingress or egress or a change to fixtures or equipments, as provided in these regulations. The addition to any existing structure shall only be permitted if it complies with the provisions of these regulations.

3.3 AIR-CONDITIONING: means the process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of an enclosed space.

3.4 AMALGAMATION OF PLOTS: Combining two or more plots as a single plot.

3.5 AMENITY: includes roads, street, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences.

- 3.6 **APARTMENT:** means suite of rooms, which are occupied or which is intended or designed to be occupied by one family for living purpose in an Apartment. This word is synonymous with residential flat.
- 3.7 **APARTMENT BUILDING / MULTI DWELLING UNITS:** one or more buildings, each containing four or more dwelling units.
- 3.8 **AUDITORIUM:** Premises having an enclosed space to seat audience and stage for various performances such as concerts, plays, music, etc.
- 3.9 **AUTHORITY:** means Hubli-Dharwar Urban Development Authority (HDUDA) constituted for the Hubli-Dharwar local planning area under the Karnataka Urban Development Authorities Act, 1987.
- 3.10 **AVERAGE GROUND LEVEL:** means the average level of the ground of the plot in Question.
- 3.11 **BASEMENT OR CELLAR:** means any storey, which is partly / wholly below the ground level contiguous to the building. The basement height should not project more than 1.2m above the average ground level.
- 3.12 **BIFURCATION:** Means bifurcation of a plot into two.
- 3.13 **BUILDING:** means all types of permanent building defined in (a) to (r) below,
- 3.14 but structure of temporary nature like tents, hutment as well as shamianas erected for temporary purposes for ceremonial occasions, with the permission of the Authority, shall not be considered to be "buildings".
- a. **“assembly building”** means a building or part there of where group of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. "Assembly building" includes buildings of drama and cinema theatres, city halls, town halls, auditoria, exhibition halls, museums, "marriage hall", "skating rinks", gymnasias, stadia, restaurants, eating or boarding houses, place of worship, dance halls, clubs, gymkhanas, public transportation stations and recreation piers.
 - b. **“business building”** means any building or part thereof used for transaction of business and or keeping of record therefore, offices, banks, all professional establishments, court houses classified as business buildings if their principal function is transaction of business and/or keeping of books and records.
 - c. **"Detached building"** means a building with walls and roofs independent of any other building and with open spaces on all sides.
 - d. **"Semi-Detached Building"** means a building having one or more side attached with wall and roof with other building.
 - e. **"Educational building"** means a building exclusively used for a school or college, recognized by the appropriate Board or University, or any other Authority involving assembly for instruction, education or recreation incidental to educational use, and

including a building for such other uses incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.

- f. **"Hazardous building"** means a building or part thereof used for, -
 - i. storage, handling, manufacture or processing of radio-active substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations.
 - ii. storage, handling, manufacture or processing of, which involves highly corrosive, toxic obnoxious alkalis, acids, or a other liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles and capable of spontaneous ignition.
 - iii. products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations.
 - iv. storage, handling, manufacture or processing of, which involves highly corrosive, toxic obnoxious alkalis, acids, or a other liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles and capable of spontaneous ignition.
- g. **"Industrial building"** means a building or part thereof wherein products or, material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills dairies and factories.
- h. **"Institutional building"** means a building constructed by Government, Semi-Government organizations, public sector undertakings, registered Charitable Trusts for their public activities, such as education, medical, recreational and cultural, hostel for working women or men or for an auditorium or complex for cultural and allied activities or for an hospice, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes Dharmashala, hospitals, sanatoria, custodian and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories building constructed for the promotion of Tourism such as stared hotels, clubs, golf course, sport stadium and all activities of Tourist Unit as may be declared by Government from time to time.
- i. **"Mercantile building"** means a building or part thereof used as shops, stores or markets, for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.
- j. **"Low rise building"** shall means a building having height less than 15.00 m. from the average ground level.
- k. **"Office building"** means a building or premises or part there of whose sole or principal use is for an office or for office purposes or clerical work. "Office

purposes” includes the purpose of administration, clerical work, handling money, telephone, and telegraph and computer operation. Clerical work includes writing, book- keeping, sorting papers typing, filing, duplicating, punching cards or tapes, machines calculations, drawing of matter for publication and editorial preparation of matter of publication.

- i. Extension of a street and includes the lines prescribed, if any in the Master plan or Town planning scheme. No overhead projections are allowed beyond the building line.
- ii. **BUILT-UP AREA:** means the total area of a building on all floors including cantilevered portion, if any, but except the areas excluded specifically under these Regulations.
- iii. **BUILT-UP AREAS:** means the portion of town occupied by buildings, where human activity exists.
- iv. **BUS DEPOT:** Premises used by Public transport agency or any other agency for parking, maintenance and repair of buses. This may or may not include the workshop.
- v. **BUS TERMINAL:** A premises used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.
- vi. **CHAJJA:** means a structural overhang provided over opening on external walls for protection from the weather.
- vii. **CHIMNEY:** means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.
- viii. **CIVIC AMENITY (C.A):** "civic amenity" means a market, a post office, a bank, a bus stand or a bus depot, a fair price shop, a milk booth, a school, a dispensary, a maternity home, a child care centre, a library, a gymnasium, a recreation centre run by the Government or local Authority, a centre for educational, religious, social or cultural activities or philanthropic service run by a co-operative society or society registered under the Karnataka Societies Registration Act, 1960 (Karnataka Act 17 of 1960) or by a trust created wholly for charitable, educational or religious purposes, a police station, fire station, an area office or a service station of the local Authority or the Karnataka Urban Water Supply and Drainage Board or the Karnataka Electricity Supply Companies and such other amenity as the Government may by notification specify
- ix. **CLINIC:** premises used for treatment of outdoor patients by a doctor. In case of poly clinic, it shall be managed by a group of doctors.

- x. **CLINICAL LABORATORY:** premises used for carrying out various tests for diagnosis of ailments.

- 3.15 **‘COMMERCIAL BUILDING’** means a building or part of a building, which is used as shops, and/ or market for display and sale of merchandise either wholesale or retail, building used for transaction of business or the keeping of accounts, records for similar purpose; professional service facilities, corporate offices, software services, offices of commercial undertakings and companies petrol bunk, restaurants, lodges, nursing homes, cinema theatres, multiplex, kalyana mantapa, community hall (run on commercial basis) banks, clubs run on commercial basis. Storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group, except where exempted.
- 3.16 **COMMON WALL:** means, a wall built on land belonging to two adjoining owners, the wall being the joint property of both owners.
- a. If two adjoining owners build a dividing wall on their property, they are not common walls and no part of the footings of either wall shall project on to the land of the adjoining owner, except by legal agreement between the owners.
- b. Any such ‘common’ or ‘dividing’ wall shall be considered for the purpose of these byelaws, as being equivalent to an external wall as far as the thickness and height are concerned.
- 3.17 **COMMUNITY HALL:** Premises having enclosed space for various social and cultural activities without any cooking facility.
- 3.18 **CONTIGUOUS HOLDING:** means a contiguous piece of land in one ownership irrespective of separate property register cards /record of rights.
- 3.19 **CONSERVANCY:** means common passage/service lane generally reserved in the rear side of properties meant for providing different services to the buildings. In case of lack of clarity in alignment and width of conservancy decision of the local Authority is final.
- 3.20 **CONVENTION CENTRE:** means premises having enclosed space for official meetings and Discussions.
- 3.21 **CORNER SITE:** means a site at the intersection of two roads and facing two or more roads /streets.
- 3.22 **CORRIDOR:** means a common passage or circulation space including a common entrance hall.
- 3.23 **COURTYARD:** means a space permanently open to the sky within the site around a structure and paved/concrete.
- 3.24 **DEVELOPMENT:** with its grammatical variations, means the carrying out of building, engineering, mining or other operations in, on over or under land or the

making of any material change in any building or land or in the use of any building or land and includes sub-division of any land.

3.25 **DEVELOPMENT PLAN:** various development plans are as follows,

3.25.1 **Residential Development plan** means a plan containing proposal for construction of one or more residential buildings on a plot measuring more than 20,000 Sq m.

3.25.2 **Non Residential Development Plan** means a plan containing proposal for construction of one or more buildings on a plot size measuring more than 12,000 Sq m.

3.26 **DUPLEX:** means a residential Building in two levels connected with an internal staircase.

3.27 **DEVELOPED AREA:** Developed areas, are the areas where the land is developed for urban activity and are yet to be built for occupation of the respective urban use.

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

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

3.30 **DRAIN:** means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, and traps gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the same cartilage. A drain includes an open channel for conveying surface water or a system for the removal of any liquid.

3.31 **DWELLING UNIT:** means a shelter consisting of residential accommodation for one family.

3.32 **EXISTING BUILDING:** means a building or a structure existing (Authorized) before the commencement of these Regulations.

3.33 **EXISTING ROAD WIDTH:** means the road width exists at ground. This is the distance between boundaries of a road including footways and drains measured at right angles.

3.34 **EXISTING USE:** means use of a building or a structure existing Authorized before the commencement of these Regulations.

- 3.35 **FLATTED FACTORY:** means premises having group of non-hazardous small industrial units as given in Schedule I and II having not more than 50 workers and these units may be located in multistoried industrial buildings.
- 3.36 **FLOOR:** means the lower surface in a storey on which one normally walks into a Building. The general term 'floor' does refer to basement or cellar or mezzanine. The floor at ground level with a direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.
- 3.37 **FLOOR AREA:** means built up area of a building, including area of walls.
- 3.38 **FLOOR AREA RATIO (F.A.R.):** means the quotient of the ratio of the combined gross floor area of all the floors including areas of all walls, except areas specifically, exempted under these Regulations, to the total area of the plot.

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Total floor area including walls of all floors}}{\text{Plot Area}}$$

- 3.39 **FOOTING:** means a foundation unit constructed in brick work, stone masonry or concrete under the base of a wall column for the purpose of distributing the load over a large area.
- 3.40 **FOUNDATION:** means that part of the structure which is in direct contact with and transmitting loads to the grounds.
- 3.41 **FRONT SIDE:** Front as applied to a plot; means the portion facing the road and in case of Plot abutting on more than one road, the front side will be that side which is facing a wider road, which is reckoned for the purpose of the consideration of FAR. If the owner opts for the road of lesser width as the front side, than the width of that road shall be considered for FAR.
- 3.42 **FRONTAGE:** Frontage means the width of the site/plot abutting the access road.
- 3.43 **GARAGE-PRIVATE:** means a building or a portion there of designed and used for the parking of private owned vehicles. This is exclusively meant for parking of two wheelers and cars.
- 3.44 **GAS GODOWN:** Premises where cylinders of cooking /commercial gas are stored.
- 3.45 **GRAMATANA:** Shall mean all land that have been included by the Government within the site of village, under the provision of Land Revenue Act.
- 3.46 **GROUND LEVEL:** Shall mean the level of the crown of the existing nearest constructed road or existing ground level, High flood level whichever is higher as may be decided by Authority.

- 3.47 **GUIDANCE VALUE:** The value fixed by the Sub-Registrar for the land/plot/building as per the Karnataka Stamp Act.
- 3.48 **GUEST HOUSE:** is a premise for housing the staff of Government, semi government, public undertaking and private limited company for housing their staff for short durations, who are on visits.
- 3.49 **HABITABLE ROOM:** means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing, pantry, corridor, cellar, attic, store-room, pooja-room and spaces not frequently used, height of such room shall not be less than 2.80 M. measured from finished floor to finished ceiling.
- 3.50 **HAZARDOUS MATERIAL:**
- a. Means radioactive substances:
 - b. Material which is highly combustible or explosive and/or which may produce poisonous fumes explosive emanations, or storage, handling, processing or manufacturing of which may involve highly corrosive, toxic, obnoxious alkalis or acids or other liquids;
 - c. Other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.
- 3.51 **HEIGHT OF A FLOOR:** means the vertical distance measured from the finished floor surface to the finished ceiling of Roof slab. The height of a floor with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge. The height of a floor shall be a minimum of 2.8 m.
- 3.52 **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, to the top of the roof and in the case of pitched roofs up to the point where the external surface of the outer wall intersects a finished surface of the sloping roof and in case of gable facing the street, the midpoint between the eave-level and the ridge. Architectural features, services and other functions like that of decorations shall be excluded for the purpose of measuring height. Water tank, chimneys, lift room, stair case room, pent house and parapet are also excluded for the purpose of measuring height of building.
- 3.53 **HIGH RISE BUILDING OR MULTI STOREYED BUILDING:** means a building with ground floor plus four or more floors or a building of height 15 m and above from the average ground level.
- 3.54 **HOSPITAL:** premises providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients having more than 30 beds.

- 3.55 **HOTELS:** premises used for lodging on payment with or without boarding facilities.
- 3.56 **INTEGRATED RESIDENTIAL SCHOOLS:** premises having educational and playing facilities for students up to X standard. It shall have boarding facilities and may have residence for faculty members.
- 3.57 **INTEGRATED TOWNSHIP:** It is a concept of an independent homogeneous (compact) neighborhood within the planning area, which provides for work (basically Hi tech), home, recreational and services in a highly integrated manner providing high quality of lifestyle.
- 3.58 **JUNK YARD:** Premises for covered, semi covered, or open storage including sale and purchase of waste/used goods, commodities and materials. Junk yard is locally called gujari.
- 3.59 **KALYANA MANTAPA:** Premises where marriages, social and religious functions are conducted with or without cooking facilities.
- 3.60 **LIFT:** Means a mechanically guided car, platform or transport for persons and materials between two or more levels in a vertical direction.
- 3.61 **LICENSE:** means an authorization or permission in writing by the Local Authority to carry out any building construction.
- 3.62 **LODGING HOUSE:** is premises used for lodging on payment.
- 3.63 **LOFT:** Shall mean an intermediate floor between two floors with a maximum height of 1.2 m. and which is constructed and adopted for storage purpose. The loft if provided in a room shall not cover more than 30% of the floor area of the room.
- 3.64 **MASTER PLAN:** means Plan prepared by HDUDA for the development or redevelopment of Hubli-Dharwad local planning area which is called Master plan – 2031 (Revision-II), as approved by the Government under the Karnataka Town and Country Planning Act, 1961.
- 3.65 **MEZZANINE FLOOR:** means an 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. Such floor is allowable for non-residential uses only.
- 3.66 **MULTIPLEX:** A building housing an entertainment and cultural centre, including cinema theaters, restaurants, food courts and shops.
- 3.67 **MULTILEVEL CAR PARKING (MLCP):** means multilevel structure used for car parking connected to all floors by means of ramps / mechanical elevators. MLCP can be an independent structure or part of a building with other land uses. However in the portion used for parking, no other land uses shall be permitted.
- 3.68 **MUTATION CORRIDOR :** The radial corridors and main arteries are designated as “Mutation Corridors”.

- 3.69 **NATURAL HAZARD PRONE AREAS:** Areas likely to have moderate to high intensity of earthquake, or cyclonic storm, or significant flood flow or inundation, or landslides/mud flows/avalanches, or one or more of these hazards.
- 3.70 **NATURAL DRAINAGE SYSTEM:** is a network of Water course, water ways and water bodies formed naturally which carry and store Rain / Storm water. In the LPA these are categorized into 3 types, namely primary, secondary and tertiary for the purpose of these Regulations and are marked as A, B, and C respectively on the proposed land use maps. These drains/valleys will have a buffer of 3, 6, and 9 m (measured from the edge of the drain) respectively on either side. These classifications have been used for the valleys identified in the Master Plan-2031 (Revision-II).
- 3.71 **NEIGHBOURHOOD CENTRE & CIVIC CENTRE:** Neighborhood Centre and civic Centre shall include following activities such as sectoral shopping centre, market, office building, cinema, playground, swimming pool, Town hall, open air theatre, civic and cultural facilities, library, parking plots, public utility and service building such as post office, fire station, police station, religious building and building of public uses.
- 3.72 **NEIGHBOURHOOD SHOP:** means retail shop in the Residential neighborhood which caters to the daily needs of the Locality like grocery, milk products, fruits and vegetables. In a building its area shall not exceed 20 Sq m.
- 3.73 **NON-CONFORMING USE:** The land allowed/put into some use before commencement of these regulations, where in the same land is earmarked for some other use in the Master plan-2031 (Revision –II).
- 3.74 **NURSING HOME:** A premises having medical facility for indoor and outdoor patients, having up to 20 beds, it shall be managed by a doctor or a group of doctors on commercial basis.
- 3.75 **OCCUPANCY OR USE:** means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies.
- 3.76 **OCCUPANCY MIXED:** buildings being those in which more than one occupancy are present in different portions of the building.
- 3.77 **OPEN SPACE:** Means an area forming an integral part of the plot, left permanently open to sky.
- 3.78 **ORIGINAL PLOT:** A piece of agriculture land converted for non agriculture purpose, which is applied for subdivision or likely to be applied for subdivision is called original plot. In other words converted land before it is subdivided is to be treated as original plot.

- 3.79 **OWNER:** “Owner”, in relation to any property, is a person who owns title / holds right of a property.
- 3.80 **PARAPET:** means a low wall or railing built along the edge of roof of a floor.
- 3.81 **PARK:** means essentially a landscape characterized by open space, garden, or lawn used for leisure, recreational activities.
- 3.82 **PARKING SPACE:** means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.
- 3.83 **PARTITION WALL:** means an interior non-load bearing divider wall one storey or part storey in height.
- 3.84 **PENT HOUSE:** means covered space not exceeding 10.00 Sq. m. on the roof of a building (to be included in calculating the FAR).
- 3.85 **PERMISSION:** means a valid permission or Authorization in writing by the Authority/ Local Authority to carry out development or a work regulated by these Regulations.
- 3.86 **PLAYGROUND:** Premises used for outdoor games. It may have on it landscaping, parking facilities, public toilet, etc
- 3.87 **PLINTH:** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 3.88 **PLINTH AREA:** means the built up covered area of the building/ buildings immediately above plinth level.
- 3.89 **PLINTH LEVEL:** means the level of the floor of a building immediately above the surrounding ground.
- 3.90 **PLOT OR SITE:** means a parcel (piece) of land enclosed by definite boundaries having means of public access.
- 3.91 **PORCH OR PORTICO:** means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.
- 3.92 **PROPOSED ROAD WIDTH:** means the intended width to which a new road will be formed / the existing road will be widened in due course as Proposed in the Master plan. Permission for development of land / construction of buildings/repairs buildings shall be accorded only after the proposed road width as marked in the Master plan, is handed over to the Authority/local Authority free of cost by the owner
- 3.93 **PUBLIC PURPOSE:** means an act or set of activity intended to serve the common needs, common facilities, and common uses in the larger interest of the society. This may include

- a. The provision of village sites, or the extension, planned development or improvement of existing village sites;
- b. The provision of land for town or rural planning;
- c. The provision of land for planned development of land from public funds in pursuance of any scheme or policy of Government and subsequent disposal thereof in whole or in part by lease assignment or outright sale with the object of securing further development as planned;
- d. The provision of land for the Government/semi Government and Government under takings.
- e. The provision of land for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation if any scheme undertaken by Government, any local Authority or a corporation owned or controlled by the state ;
- f. The provision of land for carrying out any educational, housing, health or slum clearance scheme sponsored by Government or by any Authority established by Government for carrying out any such scheme or with the prior approval of the appropriate Government by a Local Authority or a society registered under the societies Registration Act, 1860 or under any corresponding law for the time being in force in a state, or a co-operative society within the meaning of any law relating to co-operative society for the time being in force in any state;
- g. The provision of land for any other scheme of development sponsored by Government or with the prior approval of appropriate Government, by a local Authority ;
- h. The provision of any premises or building for locating a public office, but, does not include acquisition of land for Companies.
- i. any other use which intends to serve the common good in the larger interest of public.

- 3.94 **PUMP ROOM:** means a room provided below ground level adjacent to sump tank to house various types of pumps with self priming mechanism however the entrance shaft of the pump room of a maximum of 2m X 2m may be permitted above the ground level.
- 3.95 **REAL ESTATE DEVELOPMENT:** Shall mean development of land / building undertaken essentially for sale purpose, to persons other than the one undertaking the development.
- 3.96 **RECREATIONAL CLUB:** Premises used for assembly of a group of persons for social and recreational purposes with all related facilities.
- 3.97 **REGISTERED ARCHITECT / ENGINEER / STRUCTURAL DESIGNER/TOWN PLANNER, SITE SUPERVISOR, DEVELOPER :** means respectively a person registered by the Authority for the purpose of this regulation as defined in respective

chapter as an Architect, Engineer, Structural Designer, Urban planner and Site Supervisor, Developer, under these Regulations or any other Act prevailing for the area. As defined in part-II Appendix-4 of these regulations.

- 3.98 **REPAIR SHOP:** premises similar to retail shop for carrying out repair of household Goods like mixers, refrigerator, television, micro wave oven Etc., electronic gadgets, and cycles.
- 3.99 **RESIDENTIAL USE:** Mean a use of any structural /building unit for the purpose of human habitation only except hotels and hotel like business.
- 3.100 **RESTAURANT:** premises used for serving food items on commercial basis. Including cooking facilities, with covered or open space or both having seating arrangements.
- 3.101 **RETAIL SHOPS:** A premise for sale of goods and services directly to consumers with necessary storage.
- 3.102 **RETENTION ACTIVITY:** means an activity or use which is allowed to continue, not withstanding its non-conforming nature in relation to the use permitted in the adjoining or surrounding area.
- 3.103 **ROAD/STREET:** means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thorough fare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands.
- 3.104 **ROAD MARGIN:** means the line defining the boundaries of a road/street.
- 3.105 **ROAD WIDENING LINE:** means the proposed road margin up to which the road will be widened as marked in the Master plan or by the Government or any agencies of the Government.
- 3.106 **ROAD LEVEL:** **means** the level of the road at the access to the property or in the event of more than one entrance to the property, the road level considered shall be at the center of the property frontage. The level of the road shall be taken at the center of the carriage way.
- 3.107 **SERVICE ROAD:** means a road / lane provided adjacent to a plot for access or service purposes as the case may be. It shall be parallel to the main road and may or may not be at grade with the main road.
- 3.108 **SETBACK:** means the distance prescribed under these zoning of land use and Regulations between the plot boundary and the wall of the building or the Cantilever projection of the building in any floor.

- 3.109 **SHOPPING CENTRE OR COMMERCIAL CENTRE:** means a group of shops, showrooms, offices and / or stalls designed to form market-office complex.
- 3.110 **STAIR CASE HEAD ROOM:** means a Room/structure with a covering roof over the staircase for the purpose of protection from weather while the staircase opens in to terrace. It is not meant for human habitation.
- 3.111 **STOREY:** means the space between the surface of one floor and the surface of the other floor vertically above or below. The minimum floor to floor height shall not be less than 2.8m.
- 3.112 **STILT FLOOR:** means ground floor of a Building predominately used for vehicle parking which is open on all sides. The height of the stilt Floor shall be a maximum of 2.4 m. The height shall be considered for calculating the total height of the building. In addition to vehicle parking Staircase, lift, service ducts, generator room, watch and ward are allowed in stilt floor.
- 3.113 **STILT PARKING:** means parking space provided in the stilt floor.
- 3.114 **WAREHOUSE OR GODOWN:** means the whole or substantial part of the building, which is used or intended to be used for the storage of goods whether for storing or for sale or for any similar purpose.
- 3.115 **WATER CLOSET (W.C):** means a privy with an arrangement for flushing the pan with Water. Includes arrangement for urinals.
- 3.116 **WATER COURSE:** means a natural channel or an artificial channel formed for draining or diversion of a natural channel meant for carrying storm / waste water.
- 3.117 **TANK OR POND OR LAKE:** means a natural existing low lying ground forming a natural water body wherein rain water gets collected. Which are designated as Tank under the revised Master plan, revenue records.
- 3.118 **WHOLE SALE AREA:** A premise where goods and commodities are sold in bulk to the Retailers and others. These premises include storage / godown, loading and unloading facilities for loading and unloading.
- 3.119 **WIDTH OF THE ROAD:** means the distance between the boundaries of a road including footways and drains measured at right angles.

Note: In case of sites facing a T-Junction or at the intersection multiple roads, the width of the road parallel to the site shall consider.

The average width shall be computed by:

- a. Taking Distance between the boundaries of the road including footpath and side drains measured at right angles at the centre of the plot/land in question. Taking length of street between two extreme points on plot abutting the street at right angles to the direction of such streets excluding the steps projections, forecourts,

open areas of other spaces in front of the building erected or intended to be erected.

- b. However in case where a regular line of street is prescribed by the Authority. Existing width shall be considered for the purpose of computing building height.
- c. When the building abuts a street adjacent to the buffer of an electric line, then the width of the street to be considered is only the access road width, which abuts the building under question and not the total width including the buffer below the electric line.
- d. In case roads having service roads in addition to the main road the width of the road shall be aggregate width of service roads and main roads for determining FAR and number of floors.
- e. In case of road with varying width, the existing road width shall be the average width by taking the measurement from the edge of the property up to the end of the road, such road should lead to another road having minimum road width for which FAR is claimed.

3.120 VILLA: An independent house / dwelling on a given plot.

3.121 ZONING OF LAND USE AND REGULATIONS: means Zoning of Land use and Regulations approved by the Government under the Karnataka Town and Country Planning Act, 1961, prescribing the uses permissible in different land use zones, set back around buildings, plot coverage, floor area ratio, height of the building, building lines, parking, etc.

Note: - For any item which is not covered above the relevant definitions in the National building code/ K.T.C.P. Act. 1961/Karnataka Municipal Act, 1964 shall apply.

4. PROCEDURE FOR SECURING DEVELOPMENT PERMISSION

4.1 APPLICATION FOR DEVELOPMENT PERMISSION:

Subject to the provisions of Section: 14, 15, 17, 18 of the KTCP Act, 1961 and section 32 of Karnataka Urban Development Authorities Act, 1987, any person intending to carry out any development as defined in the Act in any building or in or over any land, within the limits of the LPA, in conformity with the Master Plan proposals shall make an application in writing to the Authority/Local Authority in prescribed form along with the receipt of the payment of the scrutiny fee, development charges, betterment fee, cess and surcharge as the case may be.

4.2 SCRUTINY FEE :

A person applying for permission to carry out any development shall have to pay scrutiny fee to the Authority, Hubli/ Dharwad at the rates prescribed.

4.3 RENEWAL OF DEVELOPMENT PERMISSION

Every Development/construction shall be carried out with valid development permission. Development permission granted under this regulation shall be deemed to be lapsed, if such development work has not been commenced till the expiry of two year from the date of commencement certificate/development permission. Provided that, the Authority may on application, made to it before the expiry of above period (Two year), extend such period, by a further period of one year at a time, by charging a renewal fees at the following rates. The extended period shall in no case exceed three years in the aggregate.

For development permissions granted before coming in to force of these Regulations, if the construction has not been started, such permission shall not be renewed. In such cases fresh development permission shall be issued in accordance with these regulations.

Table No.4-1: Renewal fee for development permission.

Sl. No	For Buildings in Plot Area	Renewal Fees in Rupees
1	2	3
1.	Up to 100 Sq. m.	500.00
2.	Above 100 Sq. m Up to 400 Sq. m	1000.00
3.	Above 400 Sq. m up to 1000 Sq. m	1500.00
4.	Above 1000 Sq. m up to 3000 Sq. m	3000.00
5	Above 3000 Sq. m	5000.00
For layouts		
6.	Per Hectare	15,000

Note: 1. For Commercial buildings Two times the above rates are to be collected as renewal fees.

2. The above fees structure may be revised by the Authority at least once in three years.

4.4 IMPLEMENTATION ISSUES

The detailed procedure regarding grant and refusals of permission, forms of application, document to be furnished with application, suspension of permission, procedure during construction, issue of form of registration, registration of Architect/Engineer, their duties & responsibilities are detailed in the Appendix 1 to 4.

Affidavits, Forms of application for development permission, fee structures, certificates by Architect/Engineer, forms of different undertakings are detailed in Appendix-5. Implementation issues detailed in Appendix 1 to 5 are integral part of these regulations.

5. AREAS OF SPECIAL CONTROL (HISTORICAL / HERITAGE BUILDINGS)

The Historical monuments reflect the past glory of the city, which has a bearing on the Culture & Heritage of the country. The Culture & Heritage of the country is a resource and is required to be preserved and properly maintained. It is a resource, in so far as its contribution towards development of Tourism. In this regard, Hubli-dharwad local planning area has a number of ancient monuments and structures of Heritage value, Religious artifacts, which have been declared by the govt., as protected monuments or Heritage monuments, under ancient monuments and Archeological sites and remains Act or Heritage Regulation Act. These acts apply to those buildings, artifacts, structures, areas and precincts having aesthetic or Architectural and or cultural and environmental significance (listed in their notification) (both central & state governments) and special Regulations are devised, restricting the developments / Redevelopments / Repair's etc of the said monuments and also the developments around the monuments up to the specified limits.

a. Prohibited Area:

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

b. Regulated Area:

The area around the declared monument up to a distance of 100 to 300 m from the Prohibited Area

c. Regulations:

The development or Redevelopment is to be permitted in the prohibited area and regulated area in accordance with the detailed guide lines/ regulations provided by the archeological department according to ancient and historical monument and heritage sites and remains Act 1961 and subject to NOC by the competent authority..

6. SUBDIVISION REGULATIONS

To divide a piece of land or to develop a piece of land which is alienated for non-Agriculture purpose by the revenue Authority or a original plot, in accordance with the land use in the Master plan and to implement the proposals of Master plan at meso level, to have a planned and healthy living environment with convenience, the following regulations are framed.

6.1 RESIDENTIAL**a. Road Widths and Plot Dimensions**

The minimum width of road shall not be less than 9.0 m and the road widths shall not be less than the regular plot widths facing the respective road with an exception when plots are of odd dimensions.

The following guidelines shall be followed while working out the layout.

1. Hierarchy of roads shall be maintained (Road pattern in a city shall be analogous to a river system).
2. The roads proposed in the Master Plan shall be incorporated, while preparing a layout plan in accordance with the Circulation map.
3. The minimum width of a plot shall not be less than 6 m, except in case of odd plots. The proposed use of land should be indicated in the layout plan.
4. The plots shall be always rectangular shape , except in unavoidable circumstances. No plots shall be parallelograms or quadrilaterals.
5. For roads of 12 m and above category, in case a road (proposed /existing) meets another road, at the point of meeting/ intersection a turning radius/chamfering equal to one third the width of smaller road shall be provided.

Table No. 6-1: Street in Residential Areas.

Sl No	Different Category of Roads	Road width
1	Cul-de-sac	9 m Maximum length 100 m with sufficient turning radius.
2	Roads in layouts for E.W.S	9 m.
3	Loop street	9 m. Maximum length 300 m.
	a. Residential streets Up to length of 500 m.	12 m
	b. Residential streets above 500 m. Up to 1000m	15 m

	c. Residential streets above 1000m	18 M
	Minor Roads	9 m to 12 m
	Collector Road	12 m to 15 m
	Major Roads	18 m to 24 m
	Arterial Roads, intermediate ring roads	24 m to 30 m
	Ring Roads (outer)	45 m to 60 m.

Note: Plots/Buildings shall not be allowed to face conservancy/ service lanes. When permitted shall have a minimum right of way of 6.0 m.

b. Access Control

Wherever land faces roads with a width of 30 m and above, a buffer of 3m. And a service road of 9m shall be provided for areas which lie outside the Inner Ring Road. The major roads in the layouts such as 18m and above are to be designed as through roads and shall have punctures or access not less than 200 m apart. Major roads of 30 m wide and above shall have service lanes and the main roads are to be connected to the service lanes at not less than 150m to 200m. Roads of 30 m and above shall be provided with a central median with access for right turning traffic ("U" turns) at 150m to 200m intervals or at important junctions only.

c. Area for Residential development

1. Apart from the provision for roads, civic amenities and open spaces, the area for residential development shall be up to a maximum of 55% of the total land area. 2% out of this area may be reserved for commercial use.
2. In case of residential layouts proposed for development by individuals wherein the extent of land is more than 2 ha, commercial uses up to 4% of total land may be permitted within the permissible percentage of 55%.
3. When the residential layouts / development plans are proposed / taken up by either Hubli-Dharwad Urban Development Authority (HDUDA) or Karnataka Housing Board (KHB) or Karnataka Slum Clearance Board (KSCB), then commercial uses may be allowed up to an extent of 5% of the permissible land to facilitate for neighborhood facilities.

d. Parks / Open spaces and Playgrounds

1. Parks shall be provided based on natural topography adjacent to natural stream, pond, low laying area, rocky outcrops and physical features like HT lines, etc.,
2. Parks / Open spaces and Playgrounds shall not be less than 10% of the total land area. This shall be relinquished to the Authority/local Authority (free of cost and free of encumbrance).
3. Parks/Open spaces and playgrounds shall be separated from other uses by means of a road. In unavoidable circumstances, Park shall be separated from other uses by means of 3.00 m wide Path way.

e. Civic Amenities and Roads

1. After making provision for Parks, minimum of 5% of land shall be earmarked for civic amenity sites. Such CA site shall be relinquished to HDUDA free of cost and free of encumbrance.
2. After reserving area for parks, civic amenities and roads in accordance with the above clauses, if the remaining area is in excess of 55%, such excess area shall be earmarked for park/open spaces.
3. Whenever the total area proposed for formation of layout exceeds 4Ha(10 acres), then adequate extent of land may be earmarked for providing installation of utilities like transformer, sewage treatment plant, overhead water tank, bus bay/shelter etc. This area may be taken into calculation under either CA or Park as the case may be. When STP is proposed in park / CA, suitable exclusive access of 3.0 m shall be proposed in the layout for maintenance.
4. CA sites owned by Hubli-Dharwad Urban Development Authority (HDUDA) could be used only for the purpose mentioned in KUDA Act, 1987 Section 2(h). But, such use shall be based on the need of the locality and the Authority has to take a conscious decision in this regard. This clause is operative till amendments to relevant Acts & Rules are made.
5. Due to the incorporation of proposed roads of the Master Plan, if the area under roads in the layout covers more than 40%, reservation of area for civic amenities may be dispensed with.
6. Whenever the park/open space area is more than the minimum required i.e., 10% due to incorporation of park / open spaces proposed in the Master Plan, in such cases reservation of area for C.A. may be dispensed with, by reserving minimum 15% area for park/open space.

6.2 APPROVAL OF SINGLE PLOT RESIDENTIAL LAYOUT PLAN:

Land which is alienated by Revenue Authority in accordance with the Master plan may be approved as single plot layout subject to the following conditions.

- a. The land in question shall be a original plot and shall have approach from public road.
- b. The extent of land shall be a maximum of 20,000 Sq.m. and 12,000 Sq.m. for Residential layout plan and Non Residential layout plan respectively.
- c. The proposed roads and land uses like open spaces and others, if any in the Master plan shall be incorporated while approving and the same shall be handed over to the Authority/local Authority by registered relinquishment deed by the owner.
- d. Due to the incorporation of Master plan road, if a piece of land submitted for single plot approval is getting divided in to two or more number of plots, the same has to be approved considering the whole proposal under this regulation as a single plot layout. (this is allowed only when the land in question is divided due to incorporation of Master Plan roads)

6.3 TERMS AND CONDITIONS APPLICABLE FOR SUB DIVISION OF LAND FOR RESIDENTIAL USE.

- a. The Authority reserves the right to modify the layout submitted by the applicant / owner or the one already approved and may impose any condition, either from planning point of view or in the interest of public or according to the provisions of Master plan or as warranted by surrounding developments / geography of land, as the case may be.
- b. As soon as the draft plan is approved and handed over to the developer/Applicant, he shall mark the plots, roads, C A areas, parks and open spaces, physically on the ground.
- c. The excavation work for construction of drains, formation of earthen roads, marking of all the plots by fixing the boundary stone shall be completed.
- d. The area for roads, parks, civic amenities shall be handed over to the Authority/local Authority free of cost and free from all the encumbrances through a registered relinquishment deed.
- e. The planning Authority shall ensure the completion of all development works including all infrastructure facilities as mentioned under the supervision of the concerned Authority/Agency/Department. On obtaining the certificate of completion from the concerned Authority/Agency/Department on having completed all the development works and on relinquishment of the roads, parks, to the local authority and civic Amenity areas to the planning Authority and handing over the same, the planning Authority may issue the final layout plan affixing the seal of the Planning Authority for registration purpose.
- f. In case owner/developer fails to develop the layout with all basic infrastructures to the satisfaction of the Authority, the Authority reserves the right to develop the entire layout and sell the plots by the Authority through the funds generated by the sale of plots for the cost incurred to words complete development of layout and remaining plots shall be given to the owner.
- g. Tree plantation shall be done by the owner/developer of the layout as per the norms laid out by the Authority and has to maintain it for first two years after the plantation has been carried out.
- h. The approval of Layout Plan is subject to the condition that the proposal satisfies all the requirements stipulated under section 17 of K.T.C.P Act, 1961 and section 32 of KUDA Act, 1987.
- i. The detailed specifications of work, the order in which different works are to be carried out will be strictly in accordance with the procedure laid out by the Authority or the Government from time to time.
- j. In the Layouts approved prior to coming into force of these regulations in which parks, civic amenities and roads are handed over to the Local Authority/HDUDA, in such layouts parks and CA areas shall not be modified.

Note:1) Parks / open spaces and civic amenities in the layouts approved, if not yet handed over to the Authority/ Local Authority by the owner/developer, it shall be treated as deemed to be handed over to the Local Authority/ HDUDA.

2) In Unkal Lake the area reserved for catchment area i.e. Agriculture land is prohibited for development and should not be allowed for change of land use.

- 3) In other lakes in the LPA and conurbation area depending upon the area of lake a minimum of 30 to 50mtr should be reserved as buffer.
- 4) For natural nala a minimum of 6mtr on either side should be marked as buffer.

6.4 TERMS AND CONDITIONS FOR AMALGAMATION AND BIFURCATION OF PLOTS FORMED UNDER SECTION 17 OF KTCP ACT.

a. Amalgamation

1. In the case of amalgamation, the proposed sites shall have the same land use according to the proposed land use map of the Master plan.
2. Ownership of the amalgamated plot could be in single or multiple names/family members/ company. But amalgamation shall not be considered if the plots are under lease agreement.
3. Development controls for the amalgamated plot shall be with reference to new dimensions. Incentive FAR will be given for amalgamated plot according to Table No. 10-4.

b. Bifurcation

1. In the case of all bifurcations, whether corner site or intermediate site, front setback for the resulting bifurcated site abutting the road shall be the same as that of the original site and not that of the subdivided site.
2. A Plot/ Site which is a part of the sub division plan/layout/scheme duly approved by the Authority may be further bifurcated with prior permission of Authority and the sub divided plot shall not be less than the min. plot size of 50Sq. m and should not less than 6 mt width.
3. Bifurcated plot shall not be less than 50Sq. m. Bifurcated plot shall have a minimum of 3.5 m access.
4. The bifurcated plot shall have a minimum of 4.50 m frontage.
5. Original plot up to an extent of 1000 sq.m. May be bifurcated in to two plots. The bifurcated plots shall not be further bifurcated/sub divided. To further Sub divide the bifurcated plot, provisions in regulation No. 6.1 & 6.3 shall be followed.
6. In the case of family partition where a building already exists, the family bifurcation does not imply the regularization of the subdivision but further development of the premises shall be as per these Regulations.

6.5 REGULATIONS FOR NON RESIDENTIAL LAYOUT PLAN

Sanction of layout plans for non residential purpose shall be subject to the following conditions:

- a. 10% of total area shall be earmarked for Park/open space.
- b. 5% of the total area shall be reserved for parking purpose. This is in addition to the parking requirement to be worked out on the proposals of building development in the individual plots, as per parking requirements vide Table No.11-10
- c. Minimum width of road shall not be less than 12 m.

- d. In case of multi plot non residential layouts, Parks, parking area and roads shall be handed over to Authority / Local Authority free of cost and free of encumbrance as per section 32 of KUDA Act, 1987.
- e. In case of single plot non-residential layouts parks/open space and parking area reserved shall be maintained by the owner and used for the same purpose.

7. REGULATIONS FOR RESIDENTIAL DEVELOPMENT PLANS AND NON RESIDENTIAL DEVELOPMENT PLANS

Approval to Development plans is compulsory if the plot area is 20,000 sq. m. & above in the case of Residential developments and if the plot area is 12,000 sq m. and above in the case of Non-Residential developments. The plot in question considered for approval of non residential development plan shall have an approach of minimum 12m. Wide road. For plots facing different width of roads maximum coverage and FAR allowed are given in Table No 7-1 and 7-2.

7.1 REGULATIONS FOR RESIDENTIAL DEVELOPMENT PLAN.

- a. 10% of the land shall be reserved for Park & Open space. The open space and 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 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 Authority.
- c. FAR is calculated on the total land area after deducting park and open space, Civic amenities site and Road area as given in Table No.7-1 below.
- d. Parking area requirements shall be as applicable vide Table no: 11-10.
- e. Roads as shown in the Revised Master Plan-2031 shall be incorporated within the development Plan and shall be handed over to the Authority/Local Authority for free of cost.
- f. The other general guidelines as stipulated in Regulation No-11 shall be followed.

Table No.7-1: FAR & Ground coverage for Residential development plan on a site area of 20,000 sq m and above

Sl. No.	Road width (in m)	Coverage	FAR
1	2	3	4
1.	9.0 and above up to 12.0	60%	2.00
2.	12.0 and above up to 18.0	55%	2.25
3.	18.0 and above up to 24.0	55%	2.50
4.	24.0 and above up to 30.0	50%	2.75
5.	Above 30.0	50 %	3.00

7.2 REGULATIONS FOR NON - RESIDENTIAL DEVELOPMENT PLAN AND FLATTED FACTORIES

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

- a. The approach road and roads passing through the plot shall be of minimum of 12.00 m wide.
- b. 10% of the total area shall be reserved for Parks and Open Spaces, which shall be maintained by the owner to the satisfaction of the Authority.
- c. Parking area requirements for buildings shall be as applicable vide Table No.11-10. In addition to this 5% of the plot area shall be reserved for surface parking.
- d. FAR is calculated based on entire sital area excluding the area reserved for Park and Open Spaces ,vehicle parking area and Road area in the layout.
- e. Proposed Roads of the Master Plan-2031 (Revision-II) shall be incorporated within the development Plan and shall be handed over to the Authority/ Local Authority free of cost.
- f. The FAR and coverage shall be as per Table No.7-2 below.

Table No. 7-2: FAR & Ground coverage for Non- Residential development Plan and flatted Industries on a sites area over 12,000 sq m.

Sl. No.	Road width (in m)	Coverage	FAR
1.	12.0 and above up to 15.0	55%	2.25
2.	15.0 and above up to 18.0	50%	2.50
3.	18.0 and above up to 24.0	50%	2.75
4.	24.0 and above up to 30.0	45%	3.00
5.	Above 30.0	45 %	3.00

7.3 REGULATION FOR INTEGRATED TOWNSHIP

‘Integrated Township’ concept is gaining more importance in the recent times. To give impetus to economic growth and to retain the vibrancy and dynamism of the urban form for a cities like Hubli and Dharwad the concept of ‘Integrated Township’ with minimum 40 Ha of land having access from minimum 24 m road width is a good approach for the future growth of cities.

Permissible in residential / commercial / industrial zones

- a. **Minimum area required - 40 Ha (100 acres)**
- b. **Permissible Land Use**
 1. Residential
 2. Commercial
 3. Industrial

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

1. Residential/commercial/ industrial - 45%.
2. Commercial – 5 %.

d. Minimum Road width required - 24 m.**e. Other Regulations for approval of integrated town ship**

1. 10% of the total area shall be reserved for parks & open space. It shall be handed over to the Authority/ Local Authority free of cost & shall be maintained by the developer to the satisfaction of the Authority/ Local Authority.
2. 5% of the site area shall be reserved for public & semi-public use / CA sites & shall be handed over to the Authority; the same shall be allotted by the Authority for development for specified C.A. either to the developer or others on lease basis.
3. The FAR is calculated on entire area excluding area reserved for parks and open space and CA.
4. Proposed Roads in the Master Plan-2031(Revision-II) shall be incorporated within the development plan and shall be handed over to the Authority/ Local Authority free of cost. Through roads passing through the township shall be handed over to the Authority/ Local Authority and it shall have access for public use. The FAR & coverage shall be as below:

Table No.7-3: FAR and Ground coverage for Integrated Township.

Sl.No.	Road Width	Coverage	FAR Allowable
1	2	3	4
1.	24m	55%	2.50
2.	24m and above up to 30m	50%	2.75
3.	Above 30m	45%	3.00

7.4 DISTANCE OF BUILDINGS FROM ELECTRIC LINES

No building or structure shall be built below the high voltage electric lines. Necessary buffer land shall be reserved in the layouts that may be permitted under various uses. These buffers shall be developed as open space use in the layout. Such buffers shall be counted as open space in the layouts under question and not as a median between the roads, (if any) on either side of the buffer. Development of such open spaces as parks abide by the horizontal & vertical clearances stipulated in the Electricity Company/KPTCL Rules. The Horizontal or vertical clearance distance for various H.T lines is mentioned in Table No.7-4. For H.T. lines of 110Kv and above part the buffer space to be left for the H.T. line may be utilized for formation of service roads after

leaving horizontal clearance distance to be left from the edge of electric lines as per the table below.

Table No. 7-4: Distance of building from electrical lines.

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

7.5 DEVELOPMENTS ALONG THE RAILWAY LINE:

While permitting developments along the Railway line, within the built up area the existing building line shall be maintained. In undeveloped areas where new developments are to be permitted, a building line of 30 m. from the edge of the Railway Property shall be maintained. The distance from the edge of railway property up to 30 m, is to be maintained as open space/setback. Roads may be formed in this area as marked in proposed land use map but subject to the NOC of the Railway competent authority.

7.6 DEVELOPMENTS AROUND JAIL COMPLEX:

According to Government circular vide Annexure-3, 100 m radial distance around the jail complex premise is declared as “NO DEVELOPMENT ZONE”. Building construction is prohibited in this zone, irrespective of the land use designated in the Master Plan-2031.

7.7 DEVELOPMENTS AROUND SOLID WASTE DISPOSAL SITE.

From health and safety point of view 500 m distance around solid waste disposal site is declared as “NO DEVELOPMENT ZONE”. Building construction is prohibited in this zone, irrespective of the land use designated in the Master Plan-2031.

8.0 APPLICATION OF LANDUSE

- a. Land use categories prescribed in the Equivalent table shall be applied for all properties abutting the roads of corresponding width mentioned in the table.
- b. The proposed land use indicated towards the road side of a property shall be the land use for the entire property without identifying it for different uses by measuring as per the scale of the maps. If more than one land use is indicated towards the road side of a property, any one of such land use or mixed use buildings shall be permitted in the property.
- c. Different uses permitted in a given zone may be allowed in different floors of the building. In such cases, the regulations applicable to the use of the ground floor of the building shall apply to the entire building. If there is mixed land use in the ground floors, the predominant use among them shall be considered as the use of the ground floor.
- d. There may be few Farm houses /residential buildings existing in the agricultural zone which are not shown in the existing land use map. Expansion of such buildings within their premises may be permitted subject to relevant regulations.
- e. The local planning area is divided into A & B zones for the purpose of regulating building constructions. When two sides of the same road are included in two different zones, like A&B. then the side of the other area shall also be treated as higher zone (intensively developed area, zone-A) up to one property depth.
- f. The Government has included 63 villages to the LPA and declared the LPA consisting of 63 villages. The development already exists in these areas and converted lands as per the Karnataka land revenue Act, 1964 are incorporated in the Master plan. In case due to cartographical errors or otherwise, if the existing developments/ land uses as per the land conversion orders are not marked in the Master plan, the land use for these lands will be the use for which lands were converted by the revenue Authority.
- g. In the LPA limits all approved layouts by the Town and country planning department are incorporated in the Master plan. If due to cartographical errors or otherwise, any layout/development are not incorporated, in those cases the permission for further development has to be allowed as per the approved layout plan irrespective of the proposed land use (Except Roads) in the Master plan-2031(Revision-II).
- h. All permissions accorded by HDUDA or Government shall be treated as conforming uses irrespective of classification made in the Master Plan. This is to be allowed on case by case basis only.
- i. If any land for which change of land use is permitted by a Govt. order under section 14A of the KTCP Act is inadvertently designated for different land use in the Master plan, the land use specified in the Govt. order shall be the land use of the property.

8.1 REGULATIONS FOR CHANGE OF LAND USE

The change of land use proposals may be considered by the Authority subject to the following conditions.

- a. Change of land use for non-residential purpose shall not be considered if the approach road width is less than 12m.
- b. All lands/sites allotted by Government agencies like KIADB, KSSIDC etc, for industrial use shall not be permitted to be utilized for any other use, without the NOC from such departments/ agencies as the case may be.
- c. The roads proposed within the conurbation shall be projected and continued in the Agriculture zone for the lands for which change of land use is sought.

8.2. REGULATIONS FOR EXISTING BUILDINGS:

- a. Only buildings constructed/commenced construction prior to coming into force of these regulations shall be treated as existing buildings.
- b. In case of low rise buildings which are existing prior to coming into force of these regulations, upper floors may be permitted according to the existing setbacks, but limiting the FAR and No. of floors according to the present regulations subject to production of stability certificate by the registered Engineer.
- c. All the existing buildings which are within the buffer zones marked in the Master plan-2031 for Rivers, Natural Valley and Tanks, shall be allowed to continue as non conforming uses. Further permission for such buildings shall not be allowed and they shall be eliminated over a period of time.

8.3. HIGH RISE BUILDINGS:

Means a building with ground floor plus four or more floors or Buildings of 15 m and above in height from the average ground level. The high-rise building shall be permitted on a plot with an access of minimum 12.0 m and above wide road. The depth and width of the plot shall be minimum of 21 m. For existing buildings upper floors i.e., G+ 4 floors and more or 15 m height and above, shall not be permitted, if the setbacks around the existing building are not in conformity with Table No.10-3.

NOC from the following departments shall be obtained.

- a. FIRE AND EMERGENCY SERVICES DEPARTMENT.
- b. HESCOM /KPTCL
- c. KSPCB Wherever applicable

Certificates from the following shall be submitted:

- a. Certificate from Geotechnical Engineer - that the foundation strata/foundation design is safe enough to take the loads from the proposed building.
- b. Certificate from structural Engineer - that the proposed building is designed as per Indian standards and the design is safe.

This “Structural Design Basis Report” (SDBR) shall be submitted in the format as prescribed by the authority.

Note:

- a. While issuing NOC for High rise Hospital buildings, the fire force department shall consider the maximum height up to 45 m.
- b. The fire safety norms for high rise buildings, laid out in the government notification No. HD 33 SFB 2011, BANGALORE Dated: 07-07-2011. Shall be followed.

9. LIST OF LAND USE CATEGORIES PERMISSIBLE IN VARIOUS ZONES;

Various land uses permissible within each zone are listed below.

Land uses are grouped according to the nature and intensity of use in an ascending manner. For e.g.: C-4: indicates C=Commercial and for 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 otherwise specifically mentioned.

The various codes used include:

- a. Residential: R
- b. Commercial: C-1 to C-5
- c. Industrial: I-1 to I-5
- d. Transportation: T-1 to T-4
- e. Public and Semi Public: U-1 to U-4.

Though the various uses are listed, the corresponding space standards for buildings/uses are to be referred. The two main parameters to allow a particular use are minimum size of Plot and the Minimum width of Road.

Table No.9-1: Permissible Land uses in Residential category.

R	Residential land uses
1	2
1	Plotted residential developments.
2	Villas, semi detached houses, Row housing.
3	Dharmashala, orphanages, old age homes, Guest House, Hostels.
4	Apartments, Multi Dwelling Housing, Service Apartments.
5	Group Housing (Development Plans).
6	Park and open space.

Note: When service apartments are permitted, fee under section 18 of KT&CP Act, 1961 for commercial use shall be levied.

Table No.9-2: Permissible Land uses in Commercial Category.

C-1	Commercial Uses
1	Neighborhood shop, Petty shops, repair shop, Newspaper, stationery and milk booth, vulcanizing shops.
2	Tutorial centers not exceeding 25Sq. m, Daycare centers not exceeding 100 Sq m. plinth area.

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 25 Sq. m.
6	Tailoring, dry cleaners
7	Bakery and sweetmeat shop
8	Government Semi Government tax/bill collection centers.
9	Two wheeler automobile centre etc
C-2	Commercial Uses
1.	Eateries such as darshinis, tea stalls, and takeaways
2.	Gyms, clinics and Daycare centers not exceeding 250 Sq m.
3.	Retail shops
4.	Mutton and poultry stalls, cold storages
5.	Job typing/ computer training institutes, cyber café, internet browsing.
6.	Photo Studio
7.	Pathological labs. Community Hall (Without Kitchen) subject to space standards as per Table: 9.6.
8.	All the uses of C-1 are permitted

C-3	Commercial Uses
1.	Commercial and corporate offices
2.	Retail Shopping complexes
3.	Restaurants and Hotels
4.	Convention centers and banquet halls
5.	Financial institutions
6.	Places of assembly, exhibition centers
7.	Entertainment and amusement centers
8.	Hospitals and specialty hospitals
9.	Automobile repair and garage centers , spares and stores
10.	Banks, insurance and consulting and business offices
11.	Nursing homes and poly clinics/ dispensaries /labs subject to minimum 300sq m plot size and after adequate parking facility is provided.
12.	Fuel stations and pumps, LPG storage as per Table.No.9-6.
13.	Kalyana Mantapas as per Table.No.9-6.
14.	Paint, Hardware shops
15.	All uses of C-1 & C-2 are permitted

C-4	Commercial Uses
1.	Cinema and multiplexes
2.	Sale of used junk goods, junk yards
3.	Warehouses and storage areas for goods
4.	Whole sale and trading
5.	All uses of C-1, C-2 & C-3 are permitted

C-5	Commercial Uses	At specifically designated areas only
1	Wholesale business and warehouses.	
2	APMC yards, Agro Mandis	
3	Heavy goods markets, Auto mobile show rooms and service stations.	
4	All uses of C-1, C-2, C-3 & C-4 are permitted	

Table No.9-3: Permissible land uses in Industrial Uses Category

I-1	Household Industries
<p>Following 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 Table.No.9-6</p> <p>Note: The power required for air conditioners, lifts & computers shall be excluded while calculating the kilowatt above. Illustrative list as in Table.No.9-3.</p>	
1.	Tiny and household industries
2.	Electrical Goods: Watch repairs, Storage of electronic components Rewinding and re-furbishing works, sale, service and assembly of computers, others
3.	Job Oriented and Training Activity: Computer & IT training centers and such other activities
4.	Transport Equipment: cycle parts and accessories,
5.	Food Products: Preparation of bakery products & confectionaries, Candies, sweets, ice & ice creams, Biscuit making, Aerated water and food beverages. Supari and masala grinding, Coffee powder, packing, milk and dairy products, Juice crushers and processing, etc.
6.	Textile Products: Embroidery works, handloom and power looms, Hosiery, netted garments, crepe, cotton and silk printing, tailoring of apparels. Bedding material, textile bags, mosquito nets, others, etc.
7.	Wood Products and Carpentry: Manufacture of wooden furniture, fixtures, toys, mirrors & photo frames Bamboo and cane furniture works, Repair and sale of wood junk, etc
8.	Paper Products and Printing: Manufacturing of cartons for packing, Printing, publishing, book binding, engraving, etching making of stationery - post cards, mathematical items, block making, etc
9.	Other works such as: 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.
I-2	Service Industries
1.	All uses included in I-1 Category
2.	R&D Laboratories, Test Centers, IT, BT, BPO activities
3.	Huller and flour mills with power consumption up to 10 Hp
4.	Rubber and Plastic Products: 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
5.	Metal Works: 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
6.	Glass Works: Glass grinding, cutting and finishing, Etching and art works, Manufacture and repair of spectacles, Artificial Glass Jewellery works, etc.
I-3	Light Industries
1	All uses included in I-1 and I-2 Category
	Uses permitted subject to the condition that the zone permits the extent of the area and power consumption, the activity follows the required space standards, performance characteristics such as noise, vibration, dust, odour, effluent and other general nuisance
2	Tobacco and Agarbattis: Rolling of Beedis, Agarbattis and packing, etc
3	Leather Products: Manufacture and repair of finished leather goods, Upholstery, suitcases, etc.
4	Transport Equipment: Servicing of automobiles- garages, storage of automobile parts Painting and washing works, Filling stations, Automobile show room and service stations.
I-4	Medium Industries
1	All uses included in I-1, I-2 and I-3 Category
2	Ware housing, loading and unloading platforms to be provided
	Uses permitted subject to the condition that the zone permits the extent of the area and power consumption, the activity follows the required space standards, performance characteristics such as noise, vibration, dust, odour, effluent and other general nuisance.

I-5	Heavy Industries
1	All uses included in I-1, I-2, I-3 and I-4 Category
2	Hazardous industries and heavy manufacturing industries
	Uses permitted subject to the condition that the zone permits the extent of the area and power consumption, the activity follows the required space standards, performance characteristics such as noise, vibration, dust, odour, effluent and other general nuisance.

Table No.9-4: Permissible Land uses in Traffic and Transportation Category

T-1	Transportation zone
1	Bus bays, Bus shelters, Auto stand, information kiosk.
2	Post and telegraph offices, telephone exchanges
3	Roads and Parking areas.
T-2	Transportation zone
1	Transport offices
2	Multi level car parking
3	Filling stations, service stations
4	All uses of T-1 are permitted
T-3	Transportation zone
1	Automobile spares and services, Godowns,
2	Loading and unloading platforms (with/without Cold storage facility), weigh bridges.
3	Television telecasting, television relay centre, radio broad casting/FM stations, micro wave station.
4	Bus terminals, Road transport uses
5	Workshops and garages
6	All uses of T-1 & T-2 are permitted
T-4	Transportation zone
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 Authority shall be final)
6	All uses of T-1, T-2 & T-3 are permitted

Table No.9-5: Permissible Land uses in Public and Semi Public Category

U-1	Urban amenities
1.	Sub offices of utilities up to 50 sq. m
2.	Police stations, post offices
3.	Nursery school subject to space standards
4.	Parks, Play grounds and Maidans
5.	Nursery crèches
6.	Spastic Rehabilitation centers , Orphanages, Government dispensaries

7.	Public distribution system shops
8.	Fire stations
9.	Bill collection centers
10.	Traffic and Transport related facilities
11.	Places of worship, Dharmashala, hostels
12.	Dhobi Ghats
13.	Public library

U-2	Urban amenities
1	All uses of U-1 are permissible.
2	Burial grounds, Crematorium, Golf course under special circumstances
3	Primary schools, subject to space standards
4	Government/ Semi Government buildings, Office / Meeting hall of Residents Association, NGO's, Co-Operative Society, Associations & Organizations.

U-3	Urban amenities
1	All uses of U-1 and U-2 are permissible.
2	Higher primary schools, Integrated Residential Schools.
3	Health centers / Nursing homes/ Medical Shop.
4	Research institutions subject to the space standards
5	Auditoriums, cultural complexes & community halls.

U-4	Urban amenities
1	All uses of U-1, U-2, and U-3 are permissible
2	Meteorological observatories
3	Airport and ancillary uses
4	Hospitals and super specialty Hospitals.
5	Educational Institutions , Colleges

Table No.9-6: Space standards for various buildings/uses

While issuing permission for new constructions for the following different uses minimum road width and minimum size of plot required are shown below.

Sl No.	Uses Common to all permissible zones	Min. road Width (in m)	Min. area of plot (in Sq.m)
1	2	3	4
1.	Kalyana Mantaps	15	1500
2.	Cinema, game centers, Multiplex, convention Centers	18	2000
3.	Social clubs and amenities	12	1000
4.	Multi Level car parking (MLCP)	12	1000
5.	Office buildings, Banks and Govt. offices.	12	300
6.	Nursery Schools	up to 09	As prescribed by the competent
7.	Primary Schools, Higher primary school	up to 09	
8.	High school with play ground, Integrated Residential School	12	

9.	College & higher educational institution	15	Authority
1.	Engineering Colleges	18	
2.	Medical colleges	18	
3.	Petrol pumps/Fuel stations	15	500
4.	Hotels and lodges,	12	500
5.	Service Apartments.	15	500
6.	LPG storages	15	500
7.	Places of congregation	12	500
8.	Public libraries	12	300
9.	Conference hall	15	500
10.	Community hall (without kitchen)	12	500
11.	Nursing homes/ polyclinics/pathology labs.	12	400
12.	Star hotels (up to 3 star) in Zone –A	15	2000
13.	Star hotels (above 3 star) anywhere within conurbation.	18	4000
14.	R & D lab	15	1500

Note: The Civic amenities sites in approved layout prior to the approval of Master Plan R-II shall not apply the above space standards.

10. ZONING OF LAND USE AND REGULATIONS APPLICABLE TO ALL ZONES

10.1.SETBACKS

- Front and Rear setback shall be with reference to depth of the site.
- The left and right setback shall be with reference to width of the site.
- Up to 11.5 m height, of building the setbacks are calculated as percentages of depth and width of the plot, as per Table No.10-1 and Table No.10-2.
- Table No.10-3 shall be referred for Buildings which are more than 11.5 m in height to fix the setbacks.
- In case of irregular plots, the setbacks are to be calculated according to the depth or the width and average setbacks shall not be considered.
- The setbacks shall be provided in the owners plot. Public open spaces or conservancies should not be considered as setbacks.
- Wherever the building lines are fixed, in such cases the front setback or the building line whichever is higher shall be considered as the front setback to the building.
- Where proposals of road widening and building lines are specified, the setbacks and building lines are with respect to the proposed width of the road (from edge of the proposed road) or depth of the site, whichever is high. Where proposals of road widening of existing roads are not made, the building lines suggested are from the edge of the existing road. The proposals of road widening and building lines are as per Table No.10-7.

- i. In case of corner site, 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 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.
- k. In case plot facing roads more than 2 sides, it shall be considered as corner plot taking two wider road into consideration and setbacks shall be applied accordingly.

Table No.10-1: Exterior minimum Setbacks for buildings (except Industrial) up to 11.50 m in height and plot size up to 4000 Sq. m For Residential /Commercial use.

Sl. No	Depth/ Width of site (in m)	Depth of site		Width of site	
		Front Set Back	Rear Set Back	Left Set Back	Right Set Back
1	2	3	4	5	6
1	Up to 7.0	1.00 m	0.00	0.00	0.75 m
2	Over 7.0 up to 10.0	1.00 m	0.50	0.75m	0.75m
3	Above 10 .0	12%	8% subject to a minimum of 1.00 m on other sides		

Table No.10-2 : For Transportation & Communication / Public Utilities / Public & Semipublic use up to 11.50 m in height and plot size up to 4000 Sq. m

Sl. No.	Depth/ Width of site (m)	Depth of site		Width of site	
		Front Set Back	Rear Set Back	Left Set Back	Right Set Back
1	2	3	4	5	6
1	Up to 10.0	1.25 m	0.75 m on other sides.		
2	Above 10.0	15%	12% on other sides.		

Note:

1. Fractions in setbacks should be rounded off to the next decimal/fifth centimeter.
Ex:- If the plot depth is say 16m then the front setback is $16 \times 12 / 100 = 1.92$ m should be rounded off to 1.95 m.
2. For Commercial buildings in plots up to 10.00 m wide side setbacks and up to 13.00 m depth rear setback need not be insisted.
3. In plots over size of 4000 Sq m, for all type of buildings equal to or below 11.50 m in height, minimum setback to be insisted on all sides is 4.5 m irrespective of the percentage setback mentioned in Table No.10-1 and Table No.10-2.
4. For Residential, Commercial, Public and Semi-public, Transport & Communication, Public utility buildings, above 11.50 m in height, the setbacks shall be insisted as per Table No.10-3.
5. Table No.10-7 and Table No.10-8 along with their foot Note shall also be followed

while deciding front setback for a building at a particular plot.

10.2 CONSTRUCTIONS PERMITTED IN THE SETBACK AREA

- a. The following construction shall be permitted within the setback area after providing clear drive way of 6.00m wide around the building and 2.00 m setback from the plot boundary, for high rise buildings. The height of such construction shall not be more than 7.5 m from driveway ground level, No setback restriction shall be made for sump tank, open well, and bore well, provision made at or below the ground level and their shall not be any projection above the ground level.
 1. Watchman cubical not more than 3.0 Sq m
 2. Generator with outer door acoustic enclosure permitted only in the rear setback.
 3. Solid waste dumping yard open to sky permitted in the rear setback.
 4. Swimming pool open to sky or within the plinth of the building
 5. Transformer / power stations to be permitted in rear or side set back only.
- b. The following constructions may be allowed in the setback area.
For Residential sites up to 120.00 Sq m. open staircase shall be permitted in the side setback. But their shall be a minimum setback of 1.00 m from the front boundary of the site.
 1. Sump tank below the ground level
 2. Open wells, bore wells with proper safety
 3. Steps for ground floor entry
 4. Water closet of 1m. x 1m. in rear set back
 5. Architectural features which are not usable for living or storage purpose with minimum 3.0 m and 6.00m clearance from the boundary of low rise and high rise buildings respectively. Such projections shall not be below 5.00 m from ground floor level.
 6. Garages as explained in regulation 10.10.
- c. Only 50% of rear and side setback provided in Table No.10-1, Table No.10-2 and Table No.10-3 shall be required for independent multi level car parking (MLCP) or MLCP attached to any building subject to minimum setback of 6.00m in case of high rise buildings. Relaxation of setback will be available only for the MLCP portion of the building in case of MLCP being attached to a building with other uses.

10.3 PROJECTIONS

- a. **Projection into setback area:** Every setback area provided shall be kept free from any erection there on and shall be open to the sky and no cornice roof or weather shade more than 0.75 m wide or $\frac{1}{3}^{\text{rd}}$ of open space/setback whichever is less shall overhang or project over the said setback area. In cases where $\frac{1}{3}^{\text{rd}}$ of setback area is less than 0.75 m, weather shade with 0.60 m over hang shall be allowed.
- b. Building shall not project or over hang over the minimum setback area either in cellar floor or at the lower level of ground floor.

- c. Cantilever Portico of 3.0 m width (maximum) and 6.0 m length (maximum) may be permitted within the side setback. No access is permitted to the top of the portico to use it as a sit out place and the height of the portico shall be not be less than 2.0 m from the plinth level. The portico is allowed only on the side where the setback/open space left exceeds 3.0 m width.
- d. Balcony projection should not exceed 1/3rd of the setback on that side subject to a maximum of 1.10m in the first floor and 1.75 m beyond the second floor. No balcony is allowed in the ground floor.

Table No.10-3: Exterior Setbacks for buildings (except Industrial) above 11.50 m in height.

Sl. No.	Height of building in meters	Exterior Setbacks to be left on all sides (Front, rear and sides in meters)
1	2	3
1	11.5 and above up to 15.0	4.5
2	15.0 and Above up to 18.0	6.0
3	18.0 and Above up to 21.0	7.0
4	21.0 and Above up to 24.0	8.0
5	24.0 and Above up to 27.0	9.0
6	27.0 and Above up to 30.0	10.0
7	30.0 and Above up to 35.0	11.0
8	35.0 and above up to 40.0	12.0
9	40.0 and above up to 45.0	13.0
10	45.0 and above up to 50.0	14.0
11	50.0 and above	16.0

10.4 HEIGHT EXEMPTIONS FOR THE STRUCTURE ON ROOF

Following structure are exempted from calculating height of the building. Water tanks and their supports, lift rooms, roof structures like staircase room, Chimneys, pent house, structures for air conditioning, cooling towers, parapet wall, and other Architectural features shall not be included to the height of the building.

10.5 GROUND COVERAGE

Ground coverage is total area covered by the building immediately above the plinth level. Swimming pool, sump tank, pump house and electric substation, utilities are not included in calculation of ground coverage.

10.6 FLOOR AREA RATIO (FAR):

1. FAR for all types of building shall be in accordance with the table no. 11-1 in the regulations for main land use Zones.

2. Road width, area of the plot, use of buildings/plots is the deciding factors for the FAR.
3. When the plot does not face the road of required width noted against each, then the FAR applicable to the corresponding width of road shall apply.
4. When the plot faces a wider road than the one prescribed against it, the FAR shall be with reference to the plot area.
5. The FAR shall be with reference to the existing road width only, if the owner of the plot relinquishes the portion of plot proposed for road widening to the concerned department/Authority/local body free of cost then the FAR corresponding to proposed width of road may be considered.
6. When a plot abuts two or more roads of different width then the FAR shall be according to the width of wider road.

a. Premium FAR:

FAR allowed over the permissible FAR for residential and commercial buildings is the premium FAR. For claiming the premium FAR, the Owner/ Developer has to pay fee for the additional building area allowed, equivalent to the sital value of that plot as per the Sub-Registrar guidance value or registered sital value whichever is higher. The amount collected by sanctioning the premium FAR shall be kept in a separate head of account and to be utilized only for widening of that particular road as proposed in the Master plan.

b. Incentive FAR:

With a view to encourage redevelopment in old/core areas, additional FAR as an incentive is proposed for properties located within Zone –A only, which are amalgamated or reconstituted only after the date of approval of Master Plan-2031. Details of incentive FAR which will be given in the form of Factored FAR, (Factored FAR is the product of Incentive FAR and ratio of smaller plot to bigger plot) is given in Table No.10-4.

Table No.10-4: Incentive FAR for amalgamated plots

Zone	Up to 2000 sq m.	Above 2000 sq m.
Zone A	0.25 additional FAR over the permissible	0.50 Additional FAR over the existing

10.7 AREAS EXCLUDED FROM FAR COMPUTATION

The following constructions are excluded from FAR computation:

- a. Staircase / staircase room.
- b. Architectural features which are not usable for living or other purposes.
- c. Chimneys.
- d. Garbage shaft.
- e. Ducts, open balconies.

- f. Parking areas including driveways and ramps.
- g. Swimming pools in any floor open to sky.
- h. Over head tanks.
- i. Escalators.
- j. Lift wells and lift machine room.
- k. Air conditioning plant on terrace.
- l. Watch man's cubicle not exceeding 2.5 Sq m area.
- m. Sewerage Treatment Plant as specified by KSPCB.
- n. Ventilation ducts, sanitary ducts.

10.8 TWO OR MORE BUILDINGS ON A SITE

In case of more than one building on a single site, the set-backs shall be applied with respect to the height of the tallest building.

For more than one building on a given site, the distance between the buildings shall be $\frac{1}{3}$ the height of the tallest building, between the buildings under consideration.

Note: Above provisions are subject to condition those provisions of high rise buildings are followed for buildings if one or both of them are High rise buildings.

10.9.GARAGE-PRIVATE

- a. The garage for vehicle parking may be permitted in any one rear corner of a plot. However, the maximum width and depth of the garage shall not exceed 4.00m and 6.00 m respectively.
- b. The length of car garage shall not exceed $\frac{1}{3}$ rd the length of the site but not exceeding 7.50 m including lumber room in any case.
- c. 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.
- d. In the case of corner plots the garage shall be located at the rear corner diagonally opposite to the road intersection.
- e. For garage, no side or rear setback should be insisted, one upper floor not exceeding 3.0 m height shall be permitted provided, no openings are provided towards neighboring property and at least one opening for light and ventilation is provided towards the owners property.
- f. The garages shall not be constructed or reconstructed within 4.5m 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.
- g. When minimum side setback available is 1.50 m scooter garage may be permitted in any one rear corner of the plot, limiting the depth of the garage to 3.00 m.
- h. The car garage may be permitted only when 3.00m. side setback is available.

- i. Garages may be allowed as part of the main buildings with minimum setback for that plot.

10.10 MEANS OF ACCESS

- a. The means of exclusive access which would be other than through public roads or streets not be more than 30.0 m in length from the existing public road and the width of such access shall be a minimum of 3.0 m. FAR and height of buildings coming up on such plots shall be regulated according to the width of public street or road.
- b. If the means of access exceeds 30.0 m. in length, FAR shall be regulated with reference to the width of such access road.
- c. If the width of access road is less than 3.0 m, then maximum floor area permitted in such cases shall not exceed 150 Sq m. irrespective of the sital area.
- d. The means of exclusive access which would be other than through public roads or streets having more width 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.

10.11 BASEMENT/CELLAR

- a. Means storey which is partly or wholly below the average ground level and with a height not exceeding a projection of 1.20 m above the average ground level and overall height of the basement under any circumstances should not exceed 2.80 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 4.50m.
- b. For plots up to 240 Sq m, basement floor shall not be permitted. To allow basement floor the sum of depth and width of the plot shall not be less than 30.00 m and the width of the road shall be a minimum of 9 m.
 1. If the minimum setback is more than 1.50m, then the basement may be extended on all sides except the side abutting road, provided minimum setback between the basement and property boundary is 1.50 m.
 2. Basement floors up to a maximum of 2 levels may be permitted for car parking. In case of three stars and above hotels maximum of three basements may be permitted for parking and machines used for service and utilities of buildings. Permissible uses in the Basement for buildings other than 3 star hotels and above category:
 - i. Dark rooms for X ray and storage of light sensitive materials
 - ii. Bank Safes/ Strong room included in the FAR
 - iii. Air condition handling units/equipment, diesel generators connected with the building.
 - iv. Housekeeping subject to not more than of 5% of basement area.
 - v. Parking

3. 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, 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. Parking area cannot be used for any other purposes. Any misuse is considered as a violation of the Regulations.
4. In case of multi-storied residential apartments, the minimum area shall be 500 sq.mtr and minimum 12mt road The extra area available in the basement after meeting the requirements of parking facilities, can be used for other purposes incidental to the residential requirement, such as Health club, Gym rooms, Indoor games, Home theater, subject to reckoning such areas for the purposes of FAR.
5. When Basement is used for Car parking, the convenient entry and exit shall be provided as follows:

Table No.10-5: Width of ramps for Basements/Cellars

Sl. No	Particulars	Entry and exit
1	Approach for parking lots up to 25 car parking in one floor	One way ramp of 3.5 m width
2	Approach for parking lot above 25 car parking in one floor (in low rise buildings)	Two way ramp of 6 m width or separate two numbers of 3.5 m width each
3	Approach for parking lots in high rise buildings	Two way ramp of 6 m width or separate two numbers of 3.5 m width

Adequate drainage, ventilation, lighting arrangements shall be made to the Satisfaction of the Authority.

10.12 MEZZANINE FLOOR: means an intermediate floor between ground and first floor. The area of mezzanine floor shall not exceed 1/3 of the covered area of ground floor. Mezzanine floor is not permitted in residential buildings.

10.13 RAMPS

Provision for ramp shall have a minimum width of 3.5 m and a slope of not less than 1 in 8. The ramp and the driveway in the basement shall be provided with a clear gap of minimum prescribed setback or 1.50 m distance from the edge of the property line whichever is less from the common property line. The slope of the ramp shall not commence at least 1.5 m from the edge of property line, without damaging the structural safety of the neighboring property.

Table No. 10-6: width of corridors, staircases and pedestrian ramps for
Different Types of buildings.

Sl No	Building use or type	Minimum width of the corridor (in m)	Minimum staircase width (in m)	Minimum Ramp width (in m)
1	Residential building			
	a. Staircase inside the dwelling unit	Nil	1.0	Nil
	b. Common staircase for multi dwelling building	1.5	1.25	Nil
1	2	3	4	5
2	Assembly buildings such as auditorium, community hall, religious building, temple, mosque or church and other buildings of public assembly or conference.	2.0	2.0	2.0
3	Institutional buildings such as:			
	a. Government office	2.0	2.0	2.0
	b. Government Hospitals	2.4	2.0	2.0
	c. Educational Buildings such as Schools, Colleges, Research institutions.	2.0	2.0	2.0
	d. Commercial buildings such as retail shops, private office, nursing homes, lodges, etc.	1.5	1.5	1.5
	e. All other buildings	1.5	1.5	1.5

10.14 COMPOUND AND GATES

- Detailed drawings of gates and boundary walls shall be submitted along with the application for development permission.
- Compound not exceeding 1.5m in height from the crown of the road may be permitted on the road side and other sides of the plot except on the rear side. On the rear side the maximum height of the compound shall be 1.8 m only. A compound gate shall not be constructed or permitted on the curvature of the compound at the junction of the roads.
- For Buildings of Authority, Municipality and Government, except on the junction of the roads where heights shall be prescribed as per design of compound approved by the Authority/Local Authority. the Authority may allow the compound to be raised to a height not exceeding 3 m. from the crown of the road in front and on other sides.
- No partition wall shall be allowed anywhere in the margins of building unit. Provided that a partition wall up to 1.5 m. height shall be permitted on common boundary of semi-detached building and marginal distances between two structures.

- e. The plots facing active burial-grounds and crematorium abutting on the main road in residential locality shall be provided with a compound having a height not more than 2.1m. From the crown of the road in front.
- f. No gates of compound wall shall open outward and shall be provided with a contrivance which shall prevent the gate from opening outward on the foot-path or road.
- g. The entry or exit to the plot situated on the junction of the roads having a width of 9.00 m or more shall be located at least 15.00 m away from the corner point of the plot on such junctions. If the length of a side in such a plot is less than what is prescribed above, such entry or exit shall be provided at the farthest end of the plot from the junction.
- h. For plots where in high rise buildings are built, the width of the gate shall be a minimum of 6.0m.

10.15 NO OBJECTION CERTIFICATES

- a. For high rise buildings NOC as per regulation. 8.3.
- b. For Cinema/multiplex theatres, the setbacks and other provisions shall be as per Karnataka Cinematography Act and Rules. NOC shall be obtained from the competent Authority.
- c. NOC from Airport Authority of India shall be furnished where ever applicable.
- d. This Authority is not legally responsible for any Development Permission obtain on the basis of misrepresentation / faulty / tampered NOC's produced by the applicant for such development permission.

10.16 SECURITY DEPOSIT

- a. The applicant shall deposit a refundable non earning security deposit at the rate of **Rs. 200/- per sq m** of floor area within the municipal area and **Rs. 100/- per sq m**, of the floor area outside municipal area for the following categories of buildings, namely:
 - 1. Residential buildings, group housing/ multi dwelling/ apartments having more than 4 dwelling units.
 - 2. Commercial buildings.
 - 3. Industrial & institutional buildings.
- b. The Security Deposit shall be refunded within thirty days from the date on which permission for occupation is produced. If the construction is not as per approved plan, this deposit shall be forfeited and action shall be initiated as per the provisions of KTCP Act, 1961.
- c. The security deposit will be refunded without interest if the building has no deviation.
- d. In case of owner of building has not cleared the construction waste material /debris from the site/ road side, the charges for shifting the same to suitable locations will be deducted in the security deposit.

- e. The damages made while constructing the building to public property like damaging the road, drains, water supply, UGD lines, etc...shall be estimated and this amount shall be deducted from the security deposit.

10.17 CUL-DE-SAC

While developing a land, if for any reason, the road has to be stopped without continuation, and then Cul-de-Sac with turnaround area of 9.00 m radius at the end shall be provided.

10.18 GENERAL NOTES

- a. Permission for Cinema theatres/Multiplex theatres shall be accorded as per the provisions of Karnataka cinematography Act and Rules.
- b. Elevator (Lift) has to be provided for buildings with G+4 floors or 15mtr and above.
- c. All bus terminals shall be eligible for an FAR as applicable to commercial zone.
- d. If the total floor area of a proposed building is more than 500 sq m, minimum of 3.00m x 5.00m area in the rear/side setback shall be reserved for installation of electrical transformer, while issuing building permission. For high rise buildings/buildings where in the sanctioned load is above 100 KV an area of 5m. X 5m. Shall be reserved for installation of electrical transformers.
- e. **Solar energy:** Solar lighting and solar water heating is compulsory for all new development/constructions in accordance with Regulation-13.
- f. **Tree Planting:** Planting of minimum one tree is mandatory for a site measuring more than 200 Sq m and minimum of 2 trees for a site measuring more than 350 Sq m. The concerned authorities shall ensure that the trees are planted.
- g. **Safety measures against Earthquake in Building construction:**
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 building drawing of every such building shall contain a certificate recorded by the registered Engineer / Architect that the norms of the National Building Code and IS No.1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake.
- h. All existing land uses, which are identified in this Master Plan, as nonconforming uses, shall be allowed to continue but shall be gradually phased out and are not allowed to be developed or renewed in a moratorium period of ten years from the date of final approval of this Master Plan.

Note 1: Building Lines suggested are beyond the proposed road width. If the existing road width itself is more than the proposed width, the building line shall be from the edge of the existing road.

For Roads of Existing width 18m and above, which have not been listed in Table 10-7 and Table 10-8, Building line of 3m or prescribed Setback whichever is higher shall be maintained from the edge of the Existing Road.

Note 2: Building lines are the imaginary lines on either side of the existing road parallel to the center line of the road up to which any new proposals of building can be built on plots. In case of roads proposed for widening, till they are widened, any proposals for development in the plot shall reserve and handover portion of plot required for road widening and also provide the minimum set back required beyond the proposed road margin. For the purposes of assessing the minimum setbacks, FAR, coverage etc. the plot dimension remaining beyond the proposed road margin shall be considered.

Note 3: Road width in Zone-A: In the areas coming under zone-A of the city, width of some existing roads are less than 9.00 m. in such cases any commercial developments along such roads shall be allowed only after reserving the required area to widen the road to 9.0m.

Note 4: Roads of 12.00 m wide and above are marked in the Master plan and some major roads are proposed for widening also. However Authority may propose widening of roads, which are not proposed for widening in the Master plan as and when the Authority feels it is necessary, with the previous approval of the Government.

11 REGULATIONS FOR MAIN LAND USE ZONES

11.1 RESIDENTIAL (MAIN)

a. Description

The areas of the Hubli and Dharwad city which have predominantly residential land use pattern outside Zone-A, as identified in the Master plan are considered for the Residential (Main) zone.

b. Regulations

Permissible Land Uses

1. Main Land use: **R , C-1, T-1 & U-2**
2. Ancillary Land use category: **C-2, I-2 & U-3**
3. Ancillary use is allowable up to 20% of the total built up area or 25 sq m. whichever is higher.
4. If the Plot size is more than 240 sq m. having a frontage of 10.0 m or more, and the abutting road width is 15.0 m and above then ancillary uses can be allowed as main use.

Table No 11-1: Maximum plot coverage, FAR, and Road width for different plot areas for Residential Buildings

Sl No	Plot area (in Sq m)	Maximum plot coverage	Permissible FAR		Premium FAR in for all Zones	HDBRTS Corridor	Minimum Road width (in m).
			Zone A	Zone B			
1	Up to 250	75%	1.75	2.00	-----	2.50	Up to 9.0
2	Above 250 up to 500	65%	2.00	2.50	-----	3.00	9.0 and above up to 12.0
3	Above 500 up to 4000	55%	2.50	2.75	0.25	3.25	12.0 and above up to 18.0
4	Above 4000 up to 20000	50%	2.75	3.00	0.50	3.50	Above 18.0
5	Above 20000	As per Development plan Table No.7-1.					

c. Notes

1. Setbacks shall be in accordance with Table No.10-1 or Table No.10-2 and depending on the height of proposed building as per Table No.10-3.
2. If the road width is less than 9.0 m, then the maximum height is restricted to 11.5 m or Stilt+GF+2 floors (whichever is less) irrespective of the FAR permissible.
3. Multi dwelling units (Apartments) shall be allowed only on plot sizes of above 500 sq m with road width of 12.00 m and above.

d. **Parking:** As applicable vide Table No.11-10.

11.2 RESIDENTIAL (MIXED)**a. 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. Mixed use areas will foster community interaction by providing focus on community facilities.

Mixed activity is observed in intensely developed areas (zone-A), of Hubli-Dharwad cities. Zone-A is considered as residential (mixed) as identified in the Master Plan.

b. Regulations

Permissible Land Uses

1. Main land use category: **R, T-1, C-1, I-1 & U-2**
2. Ancillary land use category: **C-2, I-2, T-2 & U-3**
3. Ancillary land use is permissible up to 30% of the total built up area, if the Plot size is abutting a road as specified below, the ancillary uses can be allowed as Main use. Space standards as per Table No.9-6 are applicable.
4. Maximum plot coverage, FAR, and Road width for different plot areas for Residential Buildings shall be in accordance with Table No. 11-1

Table No. 11-2: Plot Size and Ancillary uses permissible in Residential (Mixed).

Sl.No.	Plot size (in Sq m.)	Road Width Minimum (in m)	Ancillary Uses permissible as main land use
1	2	3	4
1	Up to 240	15.0 m	C-2, I-2,U-3,T-2
2	Above 240 Up to 1000	18.00 m	C-2, I-2,U-3,T-2

c. Notes

Setbacks shall be in accordance with Table No.10-1 or Table No.10-2 or depending on the height of building as per Table No.10-3.

d. **Parking:** As applicable vide Table No.11-10.

11.3 COMMERCIAL (CENTRAL)**a. Description**

The old town areas of Hubli-Dharwar which are marked as Zone-A in the Master plan are considered as commercial (central).

b. Regulations

Permissible Land Uses

1. Main Land use category: **C-4**
2. Other land uses permissible (as main land use): **R, I-3, T-3 & U-4**

Table No. 11-3: Maximum plot coverage, FAR, and Road width for different plot areas for Commercial Buildings

Sl No	Plot area (in Sq m)	Maximum plot coverage	Permissible FAR		Premium FAR for all Zones	Minimum Road width (in m).
			Zone A	Zone B		
1	Up to 250	80%	1.75	2.00	-----	Up to 9.0
2	Above 250 up to 500	75%	2.25	2.50	-----	9.0 and above up to 12.0
3	Above 500 up to 4000	65%	2.50	2.75	0.25	12.0 and above up to 18.0
4	Above 4000 up to 12000	50%	2.75	3.00	0.50	Above 18.0
5	Above 12000		As per Development plan Table No.7-2.			

b. Notes

Setbacks shall be in accordance with Table No.10-1 or Table No.10-2 and depending on the height of building as per Table No.10-3.

c. **Parking:** As applicable vide Table No.11-10.

11.4 COMMERCIAL (BUSINESS)

a. Description: Commercial zones identified in the proposed land use maps, outside the Zone-A. in Hubli-Dharwar cities.

b. Regulations

Permissible Land Uses

1. Main land use category: **C-4**
2. Other land uses permissible (as main land use): **R, I-3, T-3 & U-4**
3. If the road width is less than 12.00 m and plot area is less than 240sq m then, only **C-3 and I-2, T-2, U-2**, are permissible subject to condition of satisfying space standards as in Table No.9-6.
4. Maximum Plot coverage, FAR, and Road width for different plot areas for Commercial Buildings shall be in accordance with Table No. 11-3
5. Roads of 18m and above are classified as major traffic corridors of the city and are identified as future major commercial access of the city carrying through traffic. Development permissions along these future commercial corridors are subject to conditions of widening for a minimum width of 3m on either side from the existing width. Commercial uses up to **C-3** are permissible subject to condition of relinquishing the land required for road widening for a minimum width of 3 m beyond the edge of the existing road or as per proposals of the Master plan (vide Table No.10-7 and 10-8). Whichever is higher, free of cost.

c. Notes

1. Setbacks shall be in accordance with Table No.10-1 or Table No.10-2 and depending on the height of the proposed building as per Table No.10-3.
2. Zone-B in Hubli and Dharwad cities shall be considered as commercial (business)

d. Parking: As applicable vide Table No.11-10.

11.5 INDUSTRIAL (GENERAL)

a. Description

This zone supports the establishment of all types of industries.

b. Regulations

Permissible land uses

1. Main land use category: **I-5**
2. Ancillary land use category: **R, C-4, U-2 & T-3**
3. Ancillary use allowable up to 10 % of the total land area.
4. If the road width is more than 15 m., T-3 may be allowed as main land use.

Table No. 11-5: FAR and Ground Coverage in Industrial (General).

Sl No	Size of the Plot (in Sqm)	Ground Coverage	FAR	Setback Front (in m)	Setback Rear & Sides (in m)	Minimum Frontage (in m)	Road width (in m)
1.	Up to 250	80%	1.7	3.0	1.50	9.0	Up to 9.00
2.	Above 250 Up to 500	70%	1.5	4.5	3.0	12.0	9.00 Above up to 12.00
3.	Above 500 up to 1000	60%	1.2	4.5	4.5	15.0	12.00 Above up to 15.00
4.	Above 1000 up to 3000	50%	1.0	6.0	6.0	18.0	15.00 Above up to 18.00
5.	Above 3000	45%	1.0	10.0	8.0	24.0	Above 18.00

c. Note

Control of Air & water Pollution:

1. No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger to public health.
2. Without prejudice to the generality of the above provisions, the Authority/ Local Authority may stipulate certain conditions or measures to control the air borne emissions and liquid effluents from industrial units. These measures shall be stipulated as conditions of the development permission.
3. Industries in the special industrial zone which emit liquid and gaseous effluents shall not be allowed to emit such effluent unless they are purified and rendered harmless from the public health point of view by provision of purification plants, as may be prescribed by the Authority/ Local Authority and/or the Karnataka State Pollution Control Board.

Parking: As applicable vide Table No.11-10.

11.6 PUBLIC AND SEMI PUBLIC (P&SP)

a. Regulations

Permissible land use

1. Main land use category: **U-4** This shall include Government /semi-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.
2. Ancillary land use category: **R, C-2 & T-2**
3. Ancillary uses to the main use shall not exceed 20% of total area.

Table No. 11-6: Maximum plot coverage, FAR, and Road width for different plot areas for public and semi public Buildings

Sl No	Plot area (in Sq m)	Maximum plot coverage	Permissible FAR		Minimum Road width (in m)
			Zone A	Zone B	
1	2	3	4	5	6
1	up to 500	65%	1.75	2.00	Up to 9.0
2	Above 500 up to 1000	55%	2.00	2.25	9.0 Above up to 12.0
3	Above 1000 up to 4000	50%	2.25	2.50	12.0 Above up to 18.0
4	Above 4000 up to 12000	45%	2.50	2.75	Above 18.0
5	Above 12000	As per Development plan Table No.7-2.			

b. Note

1. While granting permission for the construction of Buildings for Educational and places of worship the procedure laid out in the Government circular No NA AA E/237/BE MAPRA/2009 Dated: 19/09/2009. Shall be followed.

c. Parking: As applicable vide Table No.11-10.

11.7 TRANSPORT AND COMMUNICATION (T&C)

a. Regulations - General

Permissible land uses

1. Main land use category: **T-4** (For MLCP, refer note below)
2. Ancillary land uses: **U-1, C-2, I-2**
3. Ancillary land uses permissible subject to a condition that the built up area shall not exceed 300 sq m or 5% whichever is higher.

4. If the road width abutting the land is 12m and above then I-2, U-2 or C-2 may be allowed as main land use or as independent land use.

b. Regulations for Bus stands

Permissible land uses

1. Main land use category: **T-4, C-3.**
2. Ancillary land uses: **U-2, I-3.**
3. Ancillary land uses permissible subject to a condition that the built up area shall not exceed 300 sq m or 5% whichever is higher.

Table No. 11-7: FAR and Ground Coverage in Traffic and Transportation.

Sl No	Plot area (in Sq m)	Maximum plot coverage	Permissible FAR		Minimum Road width (in m)
			Zone-A	Zone -B	
1	2	3	4	5	6
1	up to 500	60%	1.50	1.75	Up to 9.0
2	Above 500 up to 1000	55%	1.75	2.00	9.0 Above up to 12.0
3	Above 1000 up to 4000	50%	2.00	2.25	12.0 Above up to 18.0
4	Above 4000 up to 12000	45%	2.25	2.50	Above 18.0
5	Above 12000	As per Development plan Table No.7-2.			

c. Note

1. 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 where ever applicable.
2. Constructions (permanent/Temporary) for cobbler shop/HOPCOMS/ Fish stalls, etc., transformer/substations flag post pedestals of local associations shall not be permitted on the road, land and pedestrian path (footpath). This activity can be provided only in specific informal commercial land suitably earmarked.
3. Only bus shelters are permitted in the road land.

d. Parking: as applicable vide Table No.11-10.

11.8 PUBLIC UTILITIES (PU)

1. The buffer created for accommodating the utilities such as Power, Water Pipeline, Main Sewer line/UGD line, and High Voltage lines, gas lines and any other utilities.

(“Each buffer”) is dictated by technical standards specified by the concerned Department/Authority/ Local Authority.

2. The regulations for the above will be decided by the Authority.
3. 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.
4. For electrical networks, KPTCL standards are to be followed.
5. Wherever the road width exceeds 24 m width the electric lines may run on both sides, leaving clearly 18 m for transportation activity.

11.9 PARKS AND OPEN SPACE

a. Regulations

Permissible land uses

1. Uses permissible: - Sports grounds, stadium, playgrounds, parks, swimming pools, cemeteries, garden land and crematoria.
2. Uses permissible under special circumstances by the Authority:-
Open air theatres, indoor stadiums, dwelling for watch and ward, sports clubs, libraries, Roads, 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.
3. A watch and ward quarters for the park and open spaces with an area of 1Ha and above may be allowed by the Authority for the proper maintenance of park. The building area shall not exceed 54 Sq m.
4. Setbacks for the above will be decided by the subcommittee based on the setbacks to be left for public and semipublic uses taking into account the surrounding development and traffic scenario in that area.
5. While according the permissions for developments allowed in this Zone, there shall be a committee to allow the developments in the parks and open spaces. The committee shall consist of the following members. All the proposals for developments within the park and open spaces shall be approved by the committee.

i	Chairman, HDUDA, Hubli-Dharwad	Chairman
ii	Mayor, Corporation, Hubli-Dharwad	Member
iii	Deputy Commissioner, Dharwad District	Member
iv	Commissioner, HDUDA, Hubli-Dharwad	Member
i	Town planning Member, HDUDA, Hubli-Dharwad	Member
vi	Commissioner, Corporation	Member secretary.

b. Valley/ drain

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

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

2. In case of water bodies like tanks/lakes a buffer of 'no development zone' is to be maintained around the lake (as per revenue records) as marked in the Master plan - 2031 (Revision-II) with an exception of activities associated with lake and this buffer may be taken into account for reservation of park while sanctioning plans. For this tanks/lakes are classified based on their extent and Buffer is proposed as in Table No. 11-8.

Table No. 11-8: Categories of tanks/lakes.

Sl. No	Tank/lake area	Category	Buffer all round (in m)
1	2	3	4
1	Up to 4 Ha	A	10 m
2	Above 4 Ha up to 20 Ha	B	20 m
3	Above 20 Ha	C	30 m

The buffers all round the water bodies is to be maintained as per the above Table. Buffers are marked on the proposed land use maps. In case the buffer mentioned on the maps are more, then higher of the two shall be considered.

3. If the valley portion is part of the layout/ development plan, then that part of the valley zone could be taken into account for reservation of parks and open spaces both in development plan under subdivision regulations.
4. Any land falling within the buffers for valley for which permission has been accorded according to provision of Mater plan – 2011(Revision-I) or earlier by the Authority/ Local Authority or Government, such permission shall be valid irrespective of the land use classification in the Master Plan-2031 (Revision-II).

c. Note

The natural valleys have been categorized into 3 types based on the available width, namely primary, secondary and tertiary, and are marked as A, B, C respectively on the proposed land use maps of the Master plan. These valleys will have a buffer of 5.0, 8.0, and 10.0m (measured from the edge of the valley) respectively on either side. These classifications have been used for the valleys identified in the Master Plan-2031. This buffer shall be considered as park/open space area, while approving a layout/ Development plan. In case the buffer have not been marked due to cartographical error for any of the above types of valleys, then based on the revenue records buffer shall be insisted either sides of the valley without referring the land use plan while according approval for building/development/ layout plan. Under no circumstances area earmarked for parks/buffers for Valley /drains can Be converted to any other uses, incidental or other.

11.10 AGRICULTURE ZONE (AG)

a. Description

The area outside the conurbation limit is the agriculture zone as marked in the Master plan, for the purpose of these regulations.

b. Regulations

Permissible land use

1. Agro processing units using locally produced agriculture produce as raw materials. Such as rice mills, cane crushers etc.
2. Urban amenities such as burial grounds, education and health institutions, sports grounds, stadium, playgrounds, parks and garden land.
3. Public utilities such as solid waste landfills, water treatment plants, power plants, LPG Gas Godowns fuel stations and other highway amenities such as weigh bridges, check posts, toll gates, having access to mutation corridors.
4. Agriculture, Horticulture, earthworm breeding centers, Dairy, poultry, fisheries, 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+ 1floor.
5. Cultural buildings, exhibition centers, storage and sale of farm products produced in the same land / premises.
6. Service and repairs of farm machinery.
7. Brick Kilns. Stone quarrying.
8. When the land is more than 25.0 Ha in extent, Golf course along with ancillary uses like administrative office, club house, guest rooms/ house and dining facilities are permissible.
9. Educational and health purposes not conducted for any profit limiting the number of floors for G+1 and 20% of the total area for construction may be permitted by the Authority.

c. Coverage

1. For Golf courses on land area which is above 25ha, ancillary uses can be permitted up to a maximum of 5% of total area subject to a building height of G+1 floor only, subject to the condition that the built up area shall be used only for incidental use that go along with the main use. The un-built portion may include parking areas and open space.
2. For uses other than education, health, 5% of total area of the land may be permitted subject to a building height of G+1 floor only. Setbacks as per Table No.10-1 or Table No.10-2.

11.11 REGULATIONS FOR AIRPORT ZONE:

a. Description: Airport area identified in the proposed land use maps is the airport zone for the purpose of these regulations.

b. Regulations

Permissible Land Uses

1. Main land use category: T-4
2. Other land uses permissible (as main land use): **R, I-3, C-3 & U-4**
3. **C-3 and I-2, T-2, U-2**, are permissible subject to condition of satisfying space standards as in Table No.9-6.

c. Notes

Setbacks shall be in accordance with Table No.10-1 or Table No.10-2 and depending on the height of the proposed building as per Table No.10-3.

d. Parking: As applicable vide Table No.11-10.

Table No. 11-9: Height restriction near aerodrome

Sl. No	Limits of distance from the Aerodromes point measured horizontally to buildings structures or installations	Difference between the elevation of the top of the buildings structure or installations and the elevation of the aerodromes (aerodrome reference point)
A. International Civil Airports and their Alternates		
1	2	3
1	Between 8534 m and 22224m	Less than 152 m
2	Between 7315 m and 8534m	Less than 122 m
3	Between 6096 m and 7315m	Less than 91 m
4	Between 4877 m and 6096m	Less than 61 m
5	Between 4297 m and 4877m	Less than 49 m
6	Between 3658 m and 4297m	Less than 37 m
7	Between 3048 m and 3658m	Less than 24 m
8	Between 2438 m and 3048m	Less than 12 m
9	Below 2438 m *	
B. Other Civil Airports and Civil Aerodromes		
1	2	3
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 *	

(*) Nill except with the prior concurrence of the local the limits of the distance indicated there to.

Note:

1. For the limits stated in Table No.11-9 at A (7 to 9) and at B (7 to 9), no trees shall be planted.
2. Irrespective of their distance from the aerodromes (that is behind 22224 meters of the aerodromes / aerodrome reference point), no radio masts or such, similar type of

line installations exceeding 152m in height shall be erected without prior permission of the concerned Civil Aviation Authority.

3. No buildings, structures or installations exceeding the height indicated in Table No.11-9 (A) and (B) shall be permitted without prior consultation with the local aerodrome Authority;
4. The location of the slaughter houses 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 km from the Aerodrome reference point.

11.12 REGULATION FOR SLUM REDEVELOPMENT:

Following regulations shall apply for all Slum redevelopment schemes taken up by Karnataka Slum Clearance Board/ Local Authority / HDUDA/KHB or any Government Agency within the local planning area.

- a. Redevelopment of slums may be allowed in the following Land uses: Residential (Main), Residential (Mixed), Commercial (Central), Commercial (Business), Industrial and agriculture zone in proximity to existing developments.
- b. Maximum plot coverage is allowable up to 60%.
- c. Maximum FAR is allowable up to 3.00.
- d. In case of Layout/Group housing/development plans, minimum of 10 % of area for Park and 5% of area for C.A shall be reserved and maintained by the respective authorities.

Note: Setbacks shall be applicable as per Table 10-1 or 10-2 and Table 10-3. as the case may be.

11.13 PARKING REQUIREMENTS AND NORMS

a. Minimum Parking Space

Off-street parking spaces for vehicles shall be provided for every new building constructed for the first use or when the use of old building is changed to any of the uses mentioned in the Table No.11-10. Each off- street parking space (parking bay) provided for motor vehicles shall not be less than 13.75 sq m (2.5 m X 5.5m). The minimum width of drive way shall be 3.00 m and the space for one of scooter parking shall be 3.125 Sq m (1.25 m X 2.50 m).

Table No. 11-10: Parking requirements for various uses

N	Type of use	One car parking of 2.5m x 5.5m each shall be provided for every
1	Theaters and Auditoriums except in Educational Institutions.	25 seats of accommodation subject to 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 Shopping floor area plus requirement at the rate of one parking for every 15 seats of cinema seating accommodation.
4	Wholesale and Warehouse buildings	150 sq m. Plus One lorry parking space measuring 3.5m x 7.5m. One additional parking space for every 200 sq m or part there of
5	Restaurant establishment serving food and drinks and such other establishment	50 sq m of Floor area
6	Lodging establishments, hotels and Tourist homes	4 Rooms or 100 Sq. m of Floor area, whichever is more.
7	For star hotels	For every 2 rooms. Plus, 10% of the total requirement shall be reserved as parking for visitors.
8	Office buildings (Government/Semi-Government and private)	50 sq m of Floor are
9	Hostels	Professional college hostels: One parking for every Five rooms Others college hostels: One parking for every Ten rooms.
10	Industrial Buildings	100 sq m of floor area plus, One lorry space measuring 3.5m X 7.5m. Additional parking space of 3.5 m x 7.5 m for every 750 sq m or part there of
11	Hospitals and Nursing homes	4 Beds or 100 sq m of Floor area, whichever is more.
12	Kalyana Mantaps, Convention centers	50 Sq m of Floor area.
13	Recreational clubs	50 Sq m of Floor area.
14	Residential Buildings	For dwelling units in a plot of area. a. Above 100 sq. m up to 200 sq. m

		area. Two scooter parking space for one dwelling unit. b. Additional 1 car parking for 2 nd Dwelling units or part thereof, c. Plot area above 200 sq. m and more one car per dwelling unit.
15	Multi-dwellings Units/Apartments	For dwelling units of a. 50 Sq m or less 1 car for 2 dwelling units b. more than 50 Sq m up to 150 Sq m 1 car for each dwelling unit c. More than 150 Sq m additional 1 car for every 75 Sq m area. d. 10 % of additional parking shall be kept for visitors' car parking.
16	Educational buildings	150 Sq m of Floor area.
17	Other Public and Semi-Public Buildings	100 Sq m of Floor area.

b. Note:

1. If the Parking requirement as per the above Table is in fractions, it shall be rounded off to the nearest full value.
2. Area under the portico of residential buildings may be considered for parking, but setback area shall not to be considered for parking if the setbacks are less than 1.50m.
3. Setback of 3.00m or more may be allowed for car parking and setback of 1.5 m or more may be allowed for scooter parking.
4. For parking in Cellar floors sufficient entry and exit arrangement shall be provided through ramps.

c. Area excluded for computing vehicle parking requirements:

The following areas shall not be considered while computing the vehicle parking requirement in addition to the areas excluded from FAR computation mentioned above.

1. Electrical room & electric substation.
2. Pump room.
3. Generator room.
4. Public toilets in commercial and public buildings.
5. All service Ducts provided within the plinth of the building.
6. Security room/maintenance room/fire control room provided within the plinth of the building.
7. Common corridors and all common facilities such as club house in residential buildings.

d. Parking Provision through Building On Stilts

1. Parking provided on the ground floor with the building on stilts shall be allowed. This parking area shall be exempted from the calculation of FAR.
2. All sides of the stilt parking shall be open. If it is enclosed the area will be taken for FAR
3. When stilt parking is provided the height shall not exceed 2.4m and the height shall be considered for calculating the total height of the building.
4. In case, additional car parking is provided as part of parking complex or parking lot in excess of required car parking, such area shall be exempted from reckoning the FAR.

e. General Parking

1. Parking space shall be provided in addition to adequate vehicular access to the street as well as with in the parking layout.
2. Parking requirement shall be calculated on the basis of maximum permissible FAR. In cases where misuse of parking space is noticed, the use of entire building shall be discontinued by disconnecting water supply and Electricity from concerned departments and the use shall be permitted only after the parking spaces are made possible for vehicle parking use. High penalty as decided by Authority/Local Authority from time to time shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse.
3. In cases where more parking spaces is required, the Authority may grant for providing parking in cellar or at upper floors with specific conditions to take care of genuine requirements.
4. Parking reserved for the visitors shall be provided at ground level or in cellars.

f. The Parking Layout Shall Fulfill the following Conditions

1. Car parking shall not be provided in the set- back areas, if provided, a minimum of 3.0 m, shall be left free from the buildings up to a height of 15 m and 6 m from the building in case of buildings of 15 m height and above.
2. If the parking space is not provided at street level the gradient of ramp leading to parking space shall not be more than 1:8
3. Clear head way of 2.4 m, shall be provided on every access leading to parking space and at any point in parking space.
4. The general arrangement of parking layout shall be in conformity with the general instructions that may be issued by the Authority/Local Authority from time to time.

g. Parking Provision on Multi Level or On Number of Floors

1. 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 exempted from FAR calculation.

2. When Multi Level Car Parking (MLCP) is proposed on a plot as an independent activity, there shall not be any limitation for FAR or height of building subject to condition that it satisfy fire and airport Authority restrictions

h. Exemptions to vehicle parking

Vehicle parking is compulsory for all type of buildings as per Table No.11-10. In case of commercial/residential buildings where it is practically not possible to provide parking area, exemptions for vehicle parking area may be allowed as follows:

1. To avail the exemption of vehicle parking, a fee at the rate of 50% of the sub-registrar guidance value of that plot, in case non-residential buildings and 25% of the sub-registrar guidance value of that plot for residential buildings for the area equal to exempted area from the parking shall be collected by the Authority/Local Authority while granting permission for construction of a building.
2. The parking fee so collected shall be kept in a separate head of account and to be used only for providing multi level car parking (MLCP) or other car parking means to reduce parking problems in CBD area.
3. In case of non residential buildings and residential apartment the exemption is only during additional construction to the existing buildings to utilize the FAR according to these regulations. In case of single or double dwelling units on a plot and for commercial buildings of plinth area up to 100 Sq m exemption may be given for fresh construction also.

Exemption from reserving the area for vehicle parking is to be allowed according to the following Table No. 11-11.

Table No. 11-11: Exemption to vehicle parking.

Sl No.	Car parking required as per these regulations vide Table No.11-10.	Exemption to car parking allowed by paying parking fee.
1	2	3
1.	Up to 2 cars	Full exemption with payment of parking Fee.
2.	Up to 2 cars	Full exemption with payment of parking Fee.
3.	Up to 10 cars	3 cars
4.	More than 10 cars	25% of the car parking required

12. PROVISION FOR PHYSICALLY CHALLENGED PERSONS.

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

- a. **Non-ambulatory disabilities:** Impairments that regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs;
- b. **Semi-ambulatory disabilities:** Impairments that cause individuals to walk difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be sent ambulatory.
- c. **Hearing disabilities:** Deafness or hearing handicaps that make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- d. **Sight disabilities:** Total blindness or impairments affecting sight to the extent that the individual functioning in public areas is insecure or exposed to danger.

12.2 REGULATIONS:

- a. **Access path / walk way:** The width of access path / walkway from plot entry and surface parking to the building entry shall not be less than 1.80 m. It shall not have a gradient exceeding 5%.
- b. **Surface parking:** At least two car spaces shall be provided at surface level near entrance with maximum travel distance of 30.00 m from the building entrance.
- c. **Space for wheel chair users:** Adequate space shall be kept for the free movement of wheel chairs. The standard size of wheel chairs shall be taken as 1050 mm x 750 mm the doors shall have a minimum width of 900 mm to facilitate the free movement of wheel chairs.
- d. **Approval to plinth level:** At least one entrance shall have approach through a ramp. The ramp shall have a minimum width of 1.80 m with maximum gradient of 1:10
- e. **Entrance landing:** Entrance landing shall be provided adjacent to ramp with the minimum dimension of 1.80 m x 2.00 m.
- f. **Corridors:** The minimum width of corridors shall be 1.80 m.
- g. **Staircase:** The minimum width of staircases shall be 1.50 m. The minimum number of risers on a flight shall be limited to 12. Size of treads shall not be less than 30 cm and the height of risers shall not be more than 15 cm.
- h. **Lifts:**
 - a. Wherever lifts are required to be installed as per byelaws, provision of at least one lift shall be made for the wheel chair users with the following cage dimensions recommended for passenger lifts of 13 persons capacity by Bureau of Indian Standards.
 1. Clear internal depth 1100 mm (1.10 m)
 2. Clear internal width 2000 mm (2.00 m)
 3. Entrance door width 900 mm (0.90)
 - b. The lift lobby shall have a minimum inside measurement of 1.80 m x 1.80 m.

- i. Toilets: One special water closet in a set of toilets shall be provided for the use of handicapped persons with wash basin keeping in view the following provisions.-
 - a. The minimum size of toilet shall be 1.50 m x 1.75 m.
 - b. The maximum height of the W.C. set shall be 0.50 m above the floor.
- j. Hand rails: Hand rails shall be provided for ramps, staircases, lifts and toilets. The height of hand rails shall be normally 800 mm above the floor level. If the building is meant for the predominant use of children, the height of hand rails may be suitably altered.
- k. Guiding / Warning floor material: The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture shall give audible signals with sensory warning when person moves on this surface with walking stick. The guiding / warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas;
 - i. The access path to the building and to the parking area;
 - ii. The landing lobby towards the information board, reception, lifts, staircase and toilets;
 - iii. At the beginning / end of walkway where there is vehicular traffic;
 - iv. At the location abruptly changing in level and at the beginning / end of ramp;
 - v. At the entrance / exit of the building.
- l. Proper signage: Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signage. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision; whereas visual signals shall benefit those with hearing disabilities.

Signs should be designed and located such that they are easily legible by using suitable letter size (not less than 20 mm size). For visually impaired persons, information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any protruding sign, which creates obstruction in walking.

The symbols / illustrations should be in contrasting colour and properly illuminated so that with limited vision one may be able to differentiate amongst primary colours.

13. SOLAR WATER HEATER REQUIREMENTS

The following buildings which require service hot water shall be provided with a centralized solar water heating system for at least 20% of the designed hot water requirement.

- a. Restaurants serving food and drinks, Lodging establishments and Tourist Homes, Hostels and guest houses, Industrial canteens, Kalyana mantaps, Community Hall and Convention hall (with dining hall and kitchen), Recreational clubs, Hospitals, Nursing Homes, hotels, Training centers, Rest rooms, service apartments, inspection bungalows, catering units, office buildings and any other buildings of public use where hot water requirement is high.
- b. Any group of residential houses / apartments, housing schemes undertaken by co-operative housing societies and the Government Boards or Authorities.

In case of independent residential buildings (for new and renovated/ extended) with the built up area of more than 100 sq. m (1000 sq. ft) OR where energy consumption is estimated to be more than 300 units per month, central solar water heating system shall be mandatory with a minimum sized solar water heater unit with capacity of 100 liters.

Table No. 13-1: Solar water heating requirement.

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

14. RAIN WATER HARVESTING:

- a. **Rain water harvesting:** Provision of Rain Water Harvesting is mandatory for buildings on all plots which are more than 200 Sq.m. in extent. For Plots in layouts formed by the Authority, a 5% rebate on the property tax is offered for residential property and 2% for non residential buildings within for the first 5 years, when rain water harvesting is made as an integral part of the building constructed.
- b. Plots of lesser than 200 sq m area shall provide for infiltration of rain water by not paving the set back areas of the plot or if paving is done, by resorting to paving with open joints to allow for rain water infiltration into the ground.
- c. The owner of every building shall ensure that the rainwater harvesting structure is maintained in good repair for storage of water for non-potable purposes or recharge of ground water at all times.
- d. Rainwater harvesting is compulsory in all buildings with ground+2 floors and above.

14.1 SPECIFICATION OF RAIN WATER HARVESTING SYSTEM;

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

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

- a. Open well of a minimum of 1.00 m dia. and 6.00 m in depth into which rainwater may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden, etc.
- b. Rainwater harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated up to a depth of at least 3.00 m and refilled with stone aggregate and sand. The filtered rainwater may be channeled to the refilled pit for recharging the bore well.
- c. An impervious storage tank of required capacity may be constructed in the setback or other than, space and the rainwater may be channeled to the storage tank. The storage tank may be raised to a convenient height above the surface and shall always be provided with ventilating the surface and shall always be provided with ventilating covers and shall have draw off taps suitably place so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- d. The surplus rainwater after storage may be recharged into ground through percolation pits, trenches, or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x 2.00 m to 2.50 m depth. The trenches can be or 0.60 m width x 2.00 m to 6.00

m length x 1.50 m to 2.00 depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be backfilled with filter media comprising the following materials.

1. 40 mm stone aggregate as bottom layer up to 50% of the depth;
 2. 20 mm stone aggregate as lower middle layer up to 20% of the depth;
 3. Course sand as upper middle layer up to 20% of the depth;
 4. A thin layer of fine sand as top layer;
 5. 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;
 6. Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered;
 7. 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 at least be 15 cm;
 8. Perforated concrete slabs shall be provided on the pits / trenches.
- e. If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with course sand to allow percolation of rainwater into ground.

The terrace shall be connected to the open well / bore well / storage tank / recharge pit / trench by means of H.D.P.E. / P.V.C. pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchments, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rainwater, there shall be at least two rain water pipes of 100 mm dia for a roof area of 100 sq m

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

15. TELECOMMUNICATION INFRASTRUCTURE (PAGING, CELLULAR MOBILE, 'V' SAT., MTNL ETC.)

Following provisions shall apply for telecommunication infrastructure.

1. **Location:** The Telecommunication Infrastructure shall be either placed on the building roof tops or on the ground or open space within the premises subject to other regulations.
2. **Type of structure:**
 - i. Steel fabricated tower or antennae's on M.S. pole.
 - ii. Pre-fabricated shelters of fiber glass or P.V.C. on the building roof top/terrace for equipment.
 - iii. Masonry Structure/Shelter on the ground for equipment.

iv. D.G. Set with sound proof covers to reduce the noise level.

3. Requirement:

- i. Every applicant has to obtain/ procure the necessary permission from the “Standing Advisory Committee on Radio Frequency Allocation” (SACFA) issued by Ministry of Telecommunications.
- ii. Every applicant will have to produce the structural stability certificate from the registered structural engineer which shall be the liability of both parties
- iii. Applicant has to produce/ submit plans of the structure to be erected.

- 4. Projection:** No Pager and/or Telephone Tower shall project beyond the existing building line of the building on which it is erected in any direction.

16. MINNING, QUARRYING AND BRICK KILN

The following regulations shall govern the mining, quarrying and brick kiln operations.

- a. Mining, quarrying and brick kiln operations where no blasting is involved shall not be permitted within a distance of 50 m from the boundary of any public road, railway line, canal, transmission line or any other building. Mining and quarrying operations and brick kiln operations which involves blasting shall not be permitted within a distance of 200 m from any public road, railway line, canal, transmission line or any other building.
- b. Building operations shall not be permitted without the prior approval of the Authority, on a plot on which mining and quarrying and kiln operations have been permitted.
- c. The mining, quarrying and brick kiln shall be permitted for a stipulated period not exceeding three years from the date of development permission at a time.
- d. The following shall govern the mining, quarrying and brick kiln operations and shall form conditions of the development permission:
 1. The mining, quarrying and brick kiln operations shall not cause any nuisance to people in the vicinity.
 2. The mining, quarrying and brick kiln operations below the average ground level shall be permitted only for the extraction.
 3. Mining, quarrying operations shall not be permitted in the urbanisable area.

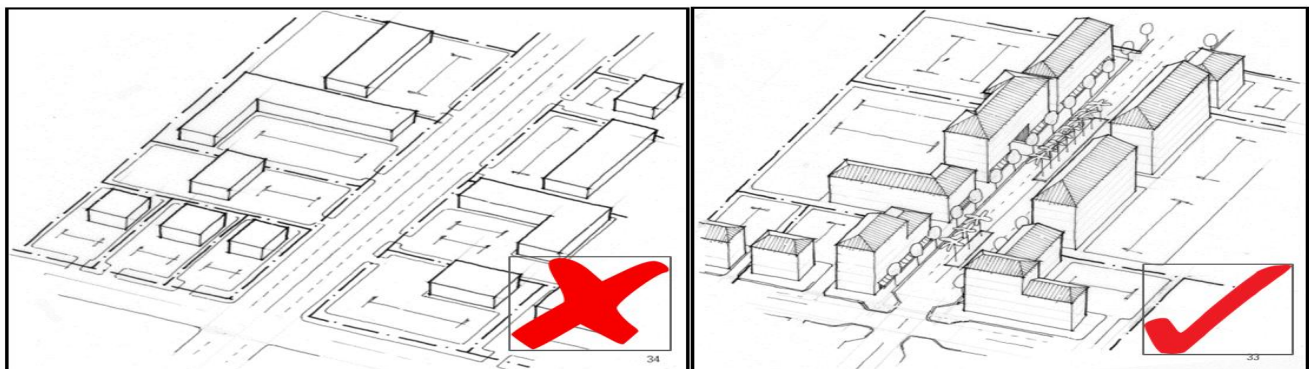
NOTE: Mining, quarrying and brick kiln operation shall not be permitted without the production of NOC from the department of Mines and Geology.

Guidelines for Special Area Planning Zone

The general guide lines governing development within the Special Area planning zone shall be as follows:

Compact Development

- Intense development is proposed along the bus rapid transit corridor that utilizes the land potential creating walkable communities. It is proposed that a closely knit built-structure utilizing the maximum allowable built-up area is encouraged. In-direct benefits of compact development are reduction of traffic, improvement of air quality and preservation of open spaces. Higher density of development shall be encouraged within the zone.



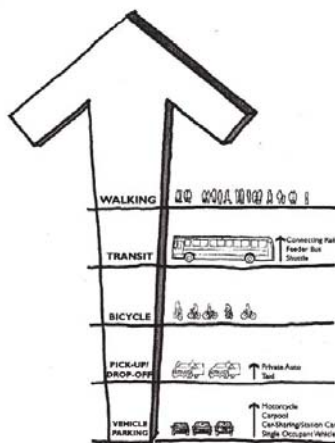
Mixed Land use zoning

- As land use planning needs to be transit supportive, a mix of land uses that support work, education and living is encouraged within the zone. Adopting this strategy, mixed land uses of residential, commercial, public & semi-public and transportation shall be permitted within the zone. To support an active zone, it is proposed that Ancillary uses supporting the main zone may be permissible to the extent of 60% of the built-up area provided required road width is available.

	Mix of land uses may be permitted and ancillary uses within each zone may be permitted to an extent of 60% of the built-up area if the required road width as per zone is available
	Uses that are prohibited: Any new development of land or building that do not make use of intense utilization of land such as automobile repair and garage centers, warehouses and storage area for goods, heavy industries, hazardous industries and heavy manufacturing industries, Golf Courses, Cemeteries, Amusement parks and drive-in theaters and any other use that do not intensively use the land.

Priority to Public Transport

- As the bus rapid transit runs within this zone, and provides affordable, safer and faster public transit with higher comfort level, it is necessary that accessibility to the bus rapid system is given utmost importance. Areas within walking distance of bus rapid transport stations are driven toward a more sustainable model of development by encouraging development along the transit. Any development within the zone especially within a radius of 500m around the bus stations will strengthen the pedestrian, transit & cycling infrastructure through provision for required width for footpath & cycling.



Note: Along the bus rapid transit corridor and within the zone, Hubballi-Dharwad Municipal Corporation or the Hubballi-Dharwad Urban Development Authority within its jurisdiction shall maintain the footpath with highest standards. Footpaths shall be continuous

Urban design considerations along the BRT corridor

Any proposal for development shall be designed for place making, safety, and enhance the character of spaces. Separate guidelines for landscaping and urban design as a part of BRT will be implemented by the Hubballi-Dharwad BRTS company Ltd implementing the bus rapid transit system. Hence it is proposed that an Urban Design

Committee shall be constituted by the Urban Development Authority with academic / professional background and proven credentials to vet the proposal for development against urban design considerations and the stipulations laid out by the Committee with respect to use of materials, greening of areas,





Enhanced Public Realm: Any new development within the zone shall enhance the public realm by creating public spaces accessible improving the character of open spaces, streets, walkways or any other facility accessible to public. These are vital to create environments that are pleasing to live and work. These could be creating landmarks, nodes, squares or any visual linkages under public ownership.

Regulated Parking: Parking management within the zone shall be regulated and charged on an exponential hourly basis. On-street parking shall not be permitted and parking shall be only within the designated areas. Parking fee collected shall be maintained in a separate head of account that shall be utilized for creation of multi-level parking lots within the zone.



Development Control Regulations

- Premium FAR above the permissible FAR within the zone as prescribed by the Urban Development Authority
- Maximum ground coverage
- Residential frontage shall preferably have balconies / verandahs and active spaces facing the street and Commercial frontage shall have an active frontage and uses looking onto the main streets.

TRANSIT ORIENTED DEVELOPMENT ZONE

a. Description: A special BRT impact area has been identified which is 500m on either side of the BRT corridor. The same is earmarked in the Master Plan as Transit-Oriented Development Zone.

b. Regulations

Permissible Land Uses

As per the proposed land use in the Master Plan provided ancillary uses to an extent of 40% of the built area is permissible if minimum road width is available as per the zone.

Prohibited Land Uses

Any new development of land or building that do not make use of intense utilization of land such as automobile repair and garage centres, warehouses and storage area for goods, heavy industries, hazardous industries and heavy manufacturing industries, Golf Courses, Cemeteries, Amusement parks and drive-in theatres and any other use that do not intensively use the land.

Plot coverage, FAR, and Road width for different plots area in Transit-Oriented Development Zone

Sl N	area (in Sq m)	Maximum plot coverage	Minimum plot coverage	Permissible FAR		Minimum FAR	Premium FAR for all Zones	Minimum Road width(in m).
				Zone A	Zone B			
1	2	3	4	5	6		7	8
1	Up to 250	80%	50%	1.75	2.00	1.00	-----	Up to 9.0
2	Above 250 up to 0	75%	50%	2.25	2.50	1.50	-----	Above 9.0 up to 12.0
3	Above 500Up to 4000	65%	50%	2.50	2.75	1.75	0.25	Above 12.0 up to 18.0
4	Above 4000 up to 12000	50%	50%	2.75	3.00	2.00	0.50	Above 18.0
5	Above12000	As per Development plan Table No.7-2.						

Note:

As per the table above, if plot coverage and FAR less than the minimum limit prescribed is to be achieved by the owner / developer of the plot, fees prescribed by the Urban Development Authority has to be paid by the owner / developer for utilisation of less than permissible built up area.

Setbacks

Setbacks shall be in accordance with Table NO.10-1 or Table No.10-2 and depending upon the height of the building as per Table No.10-3

Parking

Parking management within the zone shall be regulated and charged on an exponential hourly basis.

On-street parking shall not be permitted and parking shall be only within the designated areas. Parking fee collected shall be maintained in a separate head of account and shall be remitted to the 'City Transport Fund' managed by the Hubli-Dharwad BRTS Company Limited and shall be utilised for creating walkable, bikeable (bicycle) and public transport friendly neighbourhoods.

Note:

Detailed Special Area plans will be prepared by the HDUDA within two years of approval of the Master Plan which will supercede the regulations framed under this zone.

1. REQUIREMENTS FOR DEVELOPMENT PERMISSION

1.1. FORMS OF APPLICATION

Every person who gives notice under relevant section of the Act shall furnish all information in forms and format prescribed under these regulations and as may be amended from time to time by the Authority/Local Authority. The following particulars and documents shall be submitted along with the application.

- a. The applicant shall submit satisfactory documentary legal evidence of his right to develop or to build on the land in question including extract from the Property Register for city survey lands or an extract from the Record of Rights for Revenue lands or the copy of the index of registered deed in proof of is ownership and khatha from Local Authority on the case of may be.

He shall also submit a certified copy of approved sub- divisions/layout of final plot from the Authority or latest approved sub-division/layout of city survey numbers or revenue numbers from relevant Authority, as the case may be, showing the area and measurements of the plot or land on which he proposes to develop. Provided that the Authority/ Local Authority may dispense with this requirement in the cases where it is satisfied regarding the ownership of land on the basis of any documentary evidence or proof produced by the applicant.

- b. A certificate of the licensed structural designer in regard to the proposed building shall be submitted under these Regulations.
- c. A site plan (required copies) of the area proposed to be developed to a scale not less than 1:500 as the case may be showing the following details wherever applicable; in the case where plot is more than 10 Hectares, scale shall not be less than 1:1000.
 1. The boundaries of the plot and plot level in relation to neighboring road level.
 2. The positions of the plot in relation to neighboring streets.
 3. The name of the streets in which the plot is situated.
 4. All the existing buildings and other development exists on or under the site.
 5. The position of buildings and of all other buildings and construction which the applicant intends to erect.
 6. The means of access from the street to the buildings or the site and all other building and constructions which the applicant intends to erect.
 7. Yards and open spaces to be left around the buildings to secure free circulation of air, admission of light and access.
 8. The width of street in front and of the street at the side or rear of the building.
 9. The direction of north point relative to the plan of the buildings.
 10. Any physical feature such as trees, wells, drains, & pipeline, high tension line, railway line.
 11. Existing streets on all the sides indicating clearly the regular line for streets, if any prescribed under the Act and passing through the building units. The location of the

building in the plot with complete dimensions. The area within the regular line of the street not to be built upon but to be added to the street, hatched in green together with its measurements.

12. Area classified for exemption of built-up area calculations.
 13. A plan indicating parking spaces, as required under these regulations.
 14. The positions of the building units immediately adjoining the proposed development.
 15. The position and level of the out fall of the drain.
 16. The position of sewer, where the drainage is intended to be connected to sewer of applicable open spaces required under these Regulations.
 17. Tree plantation required under regulation 10.19 (j).
- d. A detailed plan (required copies) showing the plans, sections and elevations of the proposed development work to a scale of 1:100 showing the following details wherever applicable:
1. Floor plans of all floors together with the covered area; clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases, ramps and lift wells.
 2. The use of all parts of the building.
 3. Thickness of walls, floor slabs and roof slabs with their materials. The section shall indicate the height of building and height of rooms and also the height of the parapet, the drainage and the slope of the roof. At least one section should be taken through the staircase. The position, form and dimensions of the foundation, wall, floor, roofs, chimneys and various parts of the building, means of ventilation and accesses to the various parts of the building and its appurtenances also should be shown in one cross section.
 4. The building elevation from the major street.
 5. The level of the site of the building, the level of lowest part of building in relation to the level of any street adjoining the cartilage of the building in relation to one another and from datum or crown of road.
 6. The north point relative to the plans.
 7. The forms and dimensions of every water closets, privy, urinals, bathrooms, cesspools, well and water tank or cistern to be constructed in connection with the building.
 8. One copy of the detailed working drawing including structural details based on the approved building plan shall be submitted before 7 days of commencement of the construction work at site for information and record. The applicant will inform the Authority the date for commencement of work". Provided that in the case of individual residential buildings up to G+2 on a plot not more than 500 sq m. in size, the Authority/Local Authority shall not enforce, on request of the owner/developer, to submit such details.

- e. For high rise buildings the plan submitted shall be in accordance with the norms prescribed by Fire and Emergency services Department and also shall enclose NOC from the said department.
- f. In case of layout of land or plot:
 - 1. A site-plan (in required numbers) drawn not to scale showing the surrounding lands and existing access to the land included in the layout plan.
 - 2. A layout plan (in required numbers) drawn to a scale of not less than 1:1000 showing:
 - 3. Plan showing Sub-division of the land or plot or building unit with dimension and area of each of the proposed sub-divisions and their use according to these regulations.
 - 4. Width of the proposed streets and internal roads.
 - 5. Dimensions and areas of open space provided for under these regulations.
- g. Certificate of undertaking: Certificate in the prescribed form No. 2A, 2B, 2C and 2D by the registered Architect/Engineer / Structural Designer /Town planner/Supervisor of Works/Developer/ Owner/ for hazard safety requirement.
- h. Full information should be furnished in Form No. 2E and Form No. 2F as the case may be along with the plan.
- i. The applicant shall also obtain copy of N.O.C from relevant Authority as per Regulation wherever applicable.

1.2. DOCUMENTS TO BE FURNISHED WITH THE APPLICATION

- a. A person who is required under relevant section of the Act to give any notice or to furnish any plans/sections or written particulars by these Regulations, shall sign such notice, plans, sections or written particulars or cause them to be signed by him and his duly authorized registered Architect, Engineer, Planner, Developer etc. as the case may be. Such person or authorized registered Architect, Engineer, Planner, Developer shall furnish documentary evidence of his Authority. If such notice or other document is signed by such authorized registered Architect, Engineer, Planner Developer it shall state the name and address of the person on whose behalf it has been furnished.
- b. Any notice or document shall be delivered to the office of the Authority/Local Authority, within such hours as may be prescribed by the Authority/Local Authority.
- c. The forms, plans, sections and descriptions to be furnished under these Regulations shall all be signed by each of the following persons :
 - i. A person making application for development permission under relevant section of the Act.
 - ii. A person who has prepared the plans and sections with descriptions who may be registered, engineer or an architect or planner.
 - iii. A person who is retained or engaged to supervise the said construction.

- iv. A person who is responsible for the structural design of the construction i.e. a structural designer if required under these regulations.
- v. Supervisor of works who is to look after the day-to-day supervision of the construction.
- vi. A Developer.
- d. A person who is engaged either to prepare plan or to prepare a structural design and structural report or to supervise the building shall give an undertaking in Form No.2A, 2B, 2C and 2D prescribed under these Regulations.
- e. Every person who under the provisions of the relevant sections of the Act may be required to furnish to the Authority any plan or other document copies (in required numbers) of such plans and other documents, which he may be called upon to furnish. One copy of each such plan and document shall be returned, on approval, to the applicant, duly signed by the authorized officer.
- f. It shall be incumbent on every person whose plans have been approved to submit amended plans for any deviation amounting to increase in built-up area, FAR, building height or change in plans, he proposes to make during the course of construction of his building work, and the procedure laid down for plans or other documents here to before shall be applicable to all such amended plans.
- g. It shall be incumbent on every person whose plans have been approved, to submit a completion plan showing the final position of erected or re-erected building in duplicate or in required numbers and one copy of plan to be returned to the applicant after approval.
- h. Approval of drawings and acceptance of any statement, documents, structural report, and structural drawings shall not discharge the Owner, Engineer, Architect and Structural designer, Developer, from their responsibilities, imposed under the Act, the Regulations, the laws and Local Acts.
- i. The land owner shall be held responsible if any Unauthorized Construction, Addition & Alteration is done without prior permission of Authority/Local Authority.

1.3. PLANS AND SPECIFICATIONS TO BE PREPARED BY REGISTERED ARCHITECT/ ENGINEER/TOWN PLANNER

The plans and particulars prescribed under regulations shall be prepared by a registered Architect/Engineer/ Town planner. The procedure for registration for architect/engineer shall be as laid down in these regulations.

1.4. REJECTION OF APPLICATION

If the plans and information given by the applicant do not give all the particulars necessary to deal satisfactorily with the development permission application or the proposal is not in accordance with provision of these regulations, the application may be liable to be rejected.

1.5. CANCELLATION OF PERMISSION:-

The development permission if secured by any person by any misrepresentation or by producing false documents, such development permission will be treated as cancelled/revoked.

NOTE : This Authority is not legally responsible for any Development Permission obtained on the basis of misrepresentation / faulty or bogus NOC's produced by the applicant such development permission.

2. GENERAL REQUIREMENTS FOR DEVELOPMENT:-

2.1. ROAD MARGIN AND/OR SETBACK

Any plan for the construction of any structure or building or any part thereof should provide setback and margin from the boundary of the plot or the road line as the case may be as required under these regulations. The road line shall be determined as per the maximum width of the road or proposed Road width as per the approved Master plan.

2.2. CONDITIONS TO BE FULLFILLED FOR A SITE TO BE USED FOR CONSTRUCTION OF A BUILDING :

No land shall be used as a site for the construction of building

- a. If the Authority/Local Authority considers that the site is insanitary or that it is dangerous to construct a building on it or no water supply is likely to be available within a reasonable period of time;
- b. If the site is not drained properly or is incapable of being well drained;
- c. If the building is proposed on any area filled up with carcasses, excreta, filthy and offensive matter, till the production of a certificate from the Authority to the effect that it is fit to be built upon from the health and sanitary point of view;
- d. If the use of the said site is for a purpose which in the Authority/ Local Authority opinion may be a source of danger to the health and safety of the inhabitants of the neighborhood
- e. If the Authority/ Local Authority is not satisfied that the owner of the building has taken the required measures to safeguard the construction from constantly getting damp;
- f. If the level of the site is lower than the Datum Level prescribed by the Authority/ Local Authority depending on topography and drainage aspects.
- g. For cinemas theatres, entertainment unless the site has been previously approved by the competent Authority according to cinematography Act.
- h. unless it derives access from on authorized street/roads of access described in these Regulations;
- i. If the proposed development is likely to involve damage to or have deterious impact on or is against urban aesthetic of environment or ecology and/or on historical / architectural/esthetical buildings and precincts.
- j. For the places of public worship unless the site has been previously approved by the district magistrate.

2.3. DEVELOPMENT WORK TO BE IN CONFORMITY WITH THE REGULATIONS

- a. All development works shall confirm to the Development Plan proposals and the provisions made under these regulations. If there is a conflict between the

requirements of these regulations and Town Planning Schemes Regulations, if any, in force the requirement of these regulations shall prevail.

- b. Change of use: No building or premises should be changed or converted to a use other than the sanctioned use without prior permission of the Authority in writing. Change of use not in conformity with these regulations shall not be permissible.

2.4. DOCUMENT AT SITE

Development Permission: The person to whom development permission is issued shall during construction, keep

- a. A copy of the approved drawings on the site for which the permission was issued.
- b. Posted a copy of the development permission in a conspicuous place on a hording so that it is clearly visible from a distance of 5 m in front of the site, for which permission has been issued. The hording shall contain the following information: Plot No, khatha No, Ward No, Sy.No and name of village, (in case of layouts) name of the owner, name of the architect/engineer, developer, structural engineer, approving Authority, supervisory officer, etc.....

Note: Format of the hoarding will be decided by the Authority/ Local Authority, for different types of buildings and layouts.

2.5. INSPECTION

a. General Requirements

The building unit intended to be developed shall be in conformity with these Regulations. Generally all development works for which permission is required shall be subject to inspection by the Authorized officers of Authority/Local Authority.

The applicant shall permit Authorized officers of the concerned Authority/Local Authority to enter the plot for which the development permission has been sought and or any reasonable time for the purpose of enforcing these regulations.

b. Inspection at various stages

The Authorized officers of Authority/Local Authority at any time during erection of a building or the execution of any work or development make an inspection thereof without giving prior notice of its intention to do so.

c. Inspection by Fire Service Department

For all high-rise buildings the work shall also be subject to inspection by the Authorized officers of the fire service Department. The Authority/ Local Authority shall allow for occupation only after clearance by the Fire Service Department.

d. Unsafe building

All unsafe building shall be considered to constitute danger to public safety, hygiene and sanitation shall be restored by repairs or demolished or dealt with as otherwise directed by the Authority/ Local Authority.

e. Unauthorized development

In case of unauthorized development, the Authority/ Local Authority shall

1. Take suitable action which may include demolition of unauthorized works as provided in the KTCP Act, 1961 and the local body Acts.
2. Take suitable action against the registered Architect/ Engineer/Town planner/ Developer and others, according to provision of these regulations.

2.6. GENERAL**a. Burial Ground, Kabrastan etc.**

The land occupied by the graveyards, kabrastans, burial grounds, crematoria and allied actions which are marked with green verge in the plan shall not be allowed to be built upon and shall be kept permanently open.

b. Improvement scheme

No development permission shall be issued for development of area designated for improvement scheme until such scheme is prepared and finalized by the Appropriate Authority.

c. Width of approach at bridge

Width of the approach of over-bridge or under-bridge shall not be considered towards width of the road at the time of permitting the height, use development of buildings near the over-bridge or under-bridge.

3. DECISION OF THE AUTHORITY**3.1. GRANT OR REFUSAL OF THE PERMISSION**

On receipt of the application for Development Permission, Authorized officers of the Authority/Local Authority after making such inquiry and obtaining clearance from an expert whenever considered necessary for the safety of building, as it thinks fit, may communicate its decisions of granting permission for development of the work or refusing permission to the applicant as per the provisions of the Act. The Authorized officers of the Authority/ Local Authority, however, may consider granting exemption for submission of working drawing, structural drawing and soil investigation report, in the following cases,

- a. In case the Authority/ Local Authority is satisfied that in the area where the proposed construction is to be taken, similar types of structure and soil investigation reports are already available on record.
- b. In a plot where the area of plot is less than 500 sq. m. in size and for a maximum 3 storied residential building is proposed.
- c. A small building having ground floor and two upper floors, having load bearing structure, may be constructed. If the proposed small house is to be constructed with load bearing type masonry construction technique, where no structural design is involved, certificate from a Structural Designer will not be required.

3.2. SUSPENSION OF PERMISSION

- a. Development permission granted under the relevant section of the Act deems to be suspended in cases of resignation by the Engineer/Architect who is supervising the building, till the new appointments are made. During this period the construction shall not be done on the site. Any work on site during this time shall be treated as unauthorized development without any due permission.
- b. Authority may suspend or revoke permission granted u/s 76 (o) of K.T.C.P. Act, 1961.

3.3. GRANT OF DEVELOPMENT PERMISSION

Shall mean acceptance by the Authority of the following requirements:

- a. Permissible built-up area.
- b. Permissible FAR.
- c. Height of a building and its various stories.
- d. Permissible open spaces enforced under regulations, Marginal spaces, other open spaces, setbacks etc.
- e. Permissible use of land and built spaces.
- f. Arrangements of stairs, lifts, corridors and parking.
- g. Minimum requirements of high-rise buildings including N.O.C. from Fire Officer.
- h. Minimum requirement of sanitary facility and other common facility.
- i. Required light and ventilation.
- j. It shall not mean acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the Authority/ Local Authority liable in any way in regard to:
 1. Title of the land or building.
 2. Easement rights.
 3. Variation in area from recorded areas of a plot or a building.
 4. Structural reports and structural drawings.
 5. Workmanship and soundness of material used in construction of the building.
 6. Location and boundary of the plot.

3.4. LIABILITY

Notwithstanding any development permission granted under the Act and these regulations, any person undertaking any development work shall continue to be wholly and solely liable for any injury or damage or loss whatsoever that may be caused to any one in or around the area during such construction, liability whatsoever in this regard shall not be cast on the Local Authority.

3.5. RESPONSIBILITIES OF THE APPLICANT

Neither the grant of development permission nor the approval of the plans, drawings and specifications shall in any way relieve the applicant of the responsibility for carrying out the development as per the approved plan.

- a. Only Registered Engineers / Structural Engineer /Architects / Town Planners as prescribed under these regulations (Appendix -4) are eligible to prepare plans / supervise / develop / etc. within the LPA and they 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 Authorized officers of the Authority/ Local Authority within 3 days of any violations with regard to sanctioned plan.(Copy of the affidavit is given at appendix I.)

4. REGISTRATION OF ARCHITECT, ENGINEER, STRUCTURAL DESIGNER, TOWN PLANNER, DEVELOPER.

a. Application for Registration

The Authority/Corporation shall register Architect, Engineer, Structural Designer, Town planner, Site Supervisor, Developer. Application for registration shall be in Form No.4-A (Appendix IV). Registration shall be valid for the period of five years or part thereof and shall be renewable or part thereof by collecting fee as prescribed by the Authority from time to time.

b. Duties & Responsibilities

1. They shall study and be conversant with the provisions of the Local Acts, the rules and made there under, The Karnataka Town Country Planning Act, 1961 & Urban Development Authorities Act-1987, the rules and regulations made there under and policy-orders and standing orders approved by the Authority/Corporation and the other instructions circulated by the Authorized officers of Authority/Corporation and the provisions in force from time to time along with the instructions printed/mentioned on prescribed application forms & permission letter.
2. They shall inform the Authority/Corporation of their employment /assignment /resignation for any work within 7 days from the date of such employment / assignment / resignation.
3. They shall prepare and submit all plans either new or revised along with required documents and other details. They are required to be submitted in a neat, clean and legible manner and on a durable paper properly arranged and folded in accordance with the provisions prevailing from time to time.
4. They shall submit plans, documents and details without any scratches or corrections. Only small corrections will be permitted with proper initials. They shall correctly represent all the site conditions including grown up trees.
5. They shall personally comply with all requisitions/ queries issued by the Authority/Local Authority promptly. Where they do not agree with requisitions / queries, they shall state objections in writing, otherwise for non-compliance of any

requisition/query within stipulated time. The plans and applications shall be filed forthwith.

6. They shall immediately intimate to the owners the corrections and other changes they make on the plans, documents and details as per requisitions/ queries from the Authority/ Local Authority.
7. They shall clearly indicate on every plan, document & submission, the details of their designation such as registered Engineer, registered Structural Designer, Town planner etc. with registration number with date, full name and their address below the signature for identification.
8. They or their authorized agent or employee, shall not accept the employment for preparation and submission of plans-documents and supervision of any work if the same is intended or proposed to be or being executed or already executed in contravention of provisions of Local Acts, Karnataka Town & Country Planning Act, 1961 & K.U.D.A Act-1987, rules, regulations and any orders made there under and any Regulations or rules for the time being in force under the Act.
9. The registered person shall apply for undertaking the responsibility for the particular work in the forms prescribed by the Appropriate Authority.
10. The registered person shall provide the information and undertaking for the work undertaken by him in the forms prescribed by the Authority/Corporation from time to time.
11. They shall compulsorily appoint a supervisor of works irrespective of type of building/construction in all building units having proposed built-up areas more than 1000 Sq m. for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.
12. The Architect, Structural Designer and Town planner shall be responsible for Adhering to the provisions of the relevant and prevailing 'Indian Standard Specifications'. They will not be held responsible for the severe damage or collapse that may occur under the natural forces going beyond their design forces provided in the above 'Indian Standard Specifications'.
13. Registered Architect / Engineer / Planner may jointly be engaged in a project to discharge the respective functions involved in the project.

4.1. ARCHITECT

a. Qualification And Experience

A person registered under the provisions of Architects Act, 1972 as an Architect OR Bachelors Degree in Architecture/Diploma in Architecture Equivalent to B.Arch. with 2 yrs. Experience of work.

b. Scope Of Work & Competence

1. Preparation of site plans and Building plans.
2. Submission of drawings and to submit certificate of supervision,

3. Person having qualification of a Diploma in Architecture shall be permitted to do the above for low rise buildings only.
4. Supervision & execution of construction work as per specifications & drawings prepared by authorized registered structural designer & engineer.

c. Duties And Responsibilities

1. He/she shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also is confirmation with the stipulations of the National Building Code and the I.S.I. standards for safe and sound construction and non-hazardous buildings, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from fire hazards as per the stipulations of the National Building Code in the buildings and shall obtain N.O.C from the Chief Fire Officer or concerned designated Authority before applying for occupation certificate.
2. He shall be responsible to keep a copy of approved drawing in the site and to install a display board showing the details of construction as prescribed by the Authority/Corporation.
3. If the services of the registered architect are terminated, he shall immediately inform the Authority/Corporation about his termination and the stage of work at which his services have been terminated. The registered architect appointed as replacement of the preceding architect shall inform about his appointment on the job, and inform the Authority/Corporation of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After the Authorized officers of Authority/Corporation have inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.
4. The registered architect appointed on the work shall inform the Authority/Corporation immediately on termination of the services of the registered structural designer / Town planner/construction contractor, site supervisor, plumber or electrician and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted to the appropriate Authority.
5. He or she shall instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
6. He or she shall instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

4.2. ENGINEER

a. **Qualification And Experience**

A degree in Civil Engineering or Associate Membership (Civil Engineering) of the Institution of Engineers, India (AMIE) or building construction or its equivalent qualification recognized by All India Board of Technical Education or a Diploma in Civil Engineering or Diploma in building construction recognized by State Board of Technical Examination of any State of India. In addition to the qualifications stated above, the applicant should have at least five years experience in professional work if he is a holder of a Diploma in Civil Engineering, and 2 years of professional experience for others as mentioned above.

b. **Scope Of Work & Competence**

1. Preparation & planning of all types of building except special structures such as cinema halls, theatres, multiplex, & town halls and preparation of drawings for submission of drawings for approval.
2. Person having qualification of a Diploma in Civil Engineering shall be permitted to do the above for low rise buildings only.
3. Supervision & execution of construction work as per specifications & drawings prepared by authorized registered structural designer.
4. He/she can prepare & submit structural details & calculations for buildings of load bearing structures.

c. **Duties and Responsibilities**

As per 4.1 (c) with reference to engineer in place of Architect

4.3. STRUCTURAL DESIGNER

a. **Qualification and Experience**

A Degree in Civil Engineering or its equivalent qualification recognized by All India Council of Technical Education or Associate Member (Civil Engineer) of the Institute of Engineers. In addition to above qualification, the applicant should have at least five years experience in structural design, two years of which must be in a responsible capacity in the form of structural designer.

OR

A Master's degree in structural engineering from a recognized institute and at least two years experience in structural design work.

OR

A Doctor's degree in structural design from a recognized institute and at least one year experience in structural design work.

b. Scope of Work & Competence

To prepare & submit structural details for -

1. All types of Buildings.
2. Special structures

c. Duties and Responsibilities

1. To prepare a report of the structural design.
2. To prepare detailed structural design and to prescribe the method and technique of its execution strictly on the basis of the National Building Code or relevant Indian Standard specifications.
3. To prepare detailed structural drawings and specifications for execution indicating thereon, design live loads, safe soil bearing capacity, specifications of material, assumptions made in design, special precautions to be taken by contractor to suit the design assumptions etc. whatever applicable.
4. To supply two copies of structural drawings to the site supervisor.
5. To inspect the works at all important stages and certify that the work being executed is up to the satisfaction of the Architect/Engineer.
6. To certify the structural safety and overall structural soundness of the building to the Architect/Engineer.
7. To advise the Owner/Architect/Engineer for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration.
8. He shall prepare the revised calculations & drawings in case of any revision with reference to the earlier submission of drawing & design in a particular case.
9. To submit the certificate of structural safety and over all structural soundness of building to Authority/Corporation.
10. To inform in writing the Authority/Corporation within 7 days, if for any reason he is relieved of his appointment/responsibilities as the registered Structural designer for the development.
11. Not to provide services to further or advance work of any type on any development that does not comply with the regulation or is unauthorized as per the regulations.

4.4. TOWN PLANNER**a. Qualification and Experience**

A post graduate in Town & country planning / Urban and Regional planning from any planning Schools / University recognized by the Institute of Town planners (India) / a degree in Town planning with 3 years of experience.

b. Scope of work and competence

To prepare site plans, layout plans, development plans / detailed project reports in respect of urban plans.

c. Duties and Responsibilities

1. To prepare site planning exercises/layout plans/project reports.
2. Demarcation of layout plans.
3. Execution of layouts and advice engineer on site in laying out of streets, etc of the layouts.
4. Certify the layout plans executed & advise the owner in regard to planning exercise in furnishing completed plans as per approved plans.

4.5. SITE SUPERVISOR

a. Qualification and Experience

A Degree in Civil Engineering or its equivalent qualification recognized by All India Board of Technical Education or Diploma in Civil Engineering recognized by State Board of Technical Examinations of any state in India. A degree in Architect or diploma in Architect equivalent qualification to degree. In addition to the above qualifications, the applicant should have at least three years experience in professional work if he is an holder of Diploma in Civil Engineering and must have at least one year experience if he is a holder of Degree in Civil Engineering or degree in Architecture.

b. Scope of Work

Execution of all framed structure high rise buildings, public buildings, buildings with basement/cellar, and irrespective of above type of buildings/construction in all building units having built-up area more than 1,000 Sq m.

c. duties and responsibilities

1. To adhere strictly to the structural drawing specifications and written instructions of the structural designer and architect/Engineer.
2. To follow the provisions of N.B.C. or I.S. specifications as regards materials, components, quality control and the process of construction.
3. To provide for safety of workers and others during excavation, construction and erection.
4. To provide safe and adequate temporary structure required for construction & erection.
5. To bring to the notice of the structural designer and Architect/ Engineer/ any situation or circumstances which in his opinion are liable to endanger the safety of structure.
6. He shall be in charge of site and responsible for overall supervision of the work.
7. He shall be responsible to keep a copy of approved drawing in the site and to install a display board showing the details of construction as prescribed by the Authority/Corporation.

8. He shall ensure that all the works under his charge are carried out in conformity with the approved drawings and as per the details and specifications supplied by the registered Architect/Engineer/Planner.
9. He shall take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
10. He shall also ensure that no undue inconvenience is caused in the course of his work to the people in Neighborhood.
11. He shall also ensure that no nuisance is caused to traffic & neighboring people by way of noise, dust, smell, vibration etc. in the course of his work.

4.6. DEVELOPER

a. **Qualification and Experience**

The person/firm acting as Developer shall be of proved merits and experience.

b. **Duties and Responsibilities**

1. To obtain and submit to the Authority/Corporation, along with application for development permission, each progress report and application for occupation certificate.
2. To appoint a Registered Architect/ Engineer and Structural Designer/ Town Planner/site supervisor.
3. To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor.
4. To adequately enable the site supervisor to carry out his responsibilities.
5. To certify along with the site supervisor that construction of the real estate development has been carried out as per the design, detailed drawings and specifications provided by the Architect/Engineer and the Structural Designer/ Town Planner.
6. To obtain development permission from the Authority/CMC prior to commencement of construction of the real estate development.
7. To inform in writing the Authority/Corporation within 7 days, if for any reason he ceases to be the developer or is relieved of his responsibilities as the developer of the real estate development.
8. To inform in writing the Authority/Corporation within 7 days, if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities.
9. The appointment of the registered Architect/ Engineer /Town Planner shall mean that he has authorized the Architect/Engineer / Planner to do all things necessary and to take all adequate measures for preparing the design, drawings and specifications for the project and to appoint on his behalf appropriate persons to act as registered site supervisor, required for the proper execution of the project and to

retain on behalf of the owner any other specialist or expert required on the work of the project.

10. He shall not cause or allow any deviations from the approved drawings in the course of the execution of the project against the instruction the instruction of Architect /Engineer /Town Planner/Site Supervisor/Structural Designer and shall bear all responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.
11. When no registered construction contractor or site supervisor is required to be appointed and not appointed he shall be responsible for their duties and responsibilities under the Regulations.
12. He shall not commence the use of building or shall not give the possession to occupy the building to any one before obtaining the required permission from the Authority/Corporation.
13. He shall provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply etc. wherever required under the regulations.
14. He shall exhibit the names of registered persons only, on site and no additional names will be exhibited / displayed.
15. He shall explain the construction design and its intended use as per approved plan only, to the prospective purchaser of the premises under construction

4.7. RESPONSIBILITIES OF OWNERS

a. **The Responsibilities of an Owner Shall be**

1. To appoint a registered Architect/Engineer and Structural designer/ Town planner;
2. To obtain at relevant stages, for submission to the Authority/Corporation, certificates from them that in designing the development and providing detailed drawings and specifications for it they have complied with requirements as laid out in the regulations.
3. To appoint a registered site supervisor.
4. To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor.
5. To adequately enable the site supervisor to carry out his responsibilities.
6. To certify along with the site supervisor that construction of the development has been undertaken as per designs, detailed drawings and specifications provided by the Architect/Engineer and the Structural Designer/Town planner.
7. To obtain development permission from the Authority/Corporation prior to the development.
8. To regularly submit progress reports and certificates as required by the Authority/Corporation.

9. To inform in writing the Authority/Corporation within 7 days, if for any reason he ceases to be relieved of his responsibilities as the owner of the development.
10. To inform in writing the Authority/CMC within 7 days if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities.

b. Appointment of employees

1. In case of termination of employees

In case of termination of employment of any of the persons employed under regulations. It shall be the duty of the person employed to intimate immediately in writing to the Authority/Corporation specifically indicating the stage up to which he has supervised the construction. In the absence of any such intimation and until such intimation has been received, person so last engaged shall be deemed to continue to supervise the work in question.

2. In case of death of employees:

Where any of the persons employed under these Regulations and required for the execution of the projects dies or ceases to be employee before such building work is completed, the further erection of such building or the further execution of such work shall forthwith be suspended until another person as required under these regulations is engaged and his name has been duly communicated to the Authority/Corporation.

4.8. DEVELOPMENT UNDER TAKEN ON BEHALF OF GOVERNMENT / SEMI GOVERNMENT /LOCAL BODIES:

As per the provisions of the section 14 and 15 of the Act the development taken by government / semi Government /local bodies on behalf of the concerned department, the officer responsible shall apply in writing to the Authority the intention to carryout development for its purpose. This does not invoke the provisions of section 18 and no payment of fee is involved.

- a. Official letter of the Government department addressed to the Authorized person of Authority/ Local Authority giving the full particulars of the development work with all detailed drawings according to the Appendix-1.
- b. The proposal submitted by concerned department shall be in conformity with the provision of these regulations under the provisions of Master plan -2031 Revision-II and according to the clause 1.1 and 1.2 of Appendix-1 wherever applicable of this regulations

- c. If the proposal submitted by the concerned Authority is not according to provision of land use zone, except in the places reserved for parks and open space permission may be given by the Authority/ Local Authority irrespective of land use for which it is designated considering the proposal under such use for which permission is sought.
- d. The concerned department may appoint suitable qualified person apart from registered Engineer from the Authority, any Government or semi-Government Engineer or from consultancy to discharge the duties of registered Engineer and panel of Engineers. But it is the responsibility of the concerned department or authorized person to do so while applying for permission to look after the construction to be inconformity with sanction plan according to provisions of these regulations.

AFFIDAVIT (UNDER REGULATION 4)

I hereby certify that the erection, re erection, material alternation in the building bearing property Survey No. _____, Plot Number _____, Village _____, Hobli _____, Taluk _____, will be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work and structural safety of the building 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 3 days of any deviation from the sanctioned plan, or violation of Zoning of land use and 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 and also as per fire safety norms.

I hereby agree that if any of the above statements are found false, then the concerned Authority is at liberty to cancel my license for practice.

Signature _____

Name of the registered Architect / Planner / Engineer/ _____

(In block letters)

Registration Number of the registered Architect / Planner / Engineer

Address of the registered Architect / Planner / Engineer_____

Dated: _____

Place: _____

PROCEDURE FOR SECURING DEVELOPMENT PERMISSION

Application for development permission under sections 14 & 17 of KTCP Act, 1961

To,
The Commissioner,
 Corporation- Hubli-Dharwar/HDUDA.

I/We hereby apply for permission for development as described in the accompanying maps and drawings. The names of the persons employed by me for the preparation of plans, structural details and supervision of the work area as under:

The plans are prepared by Registered Architect/Engineer/Town planner

Mr. _____

b. The structural report, details and drawings are to be prepared and supplied by
 Mr. _____

I have read the Zoning of land use and Regulation / Bye-laws framed by the Authority under the provisions of the relevant Act and claim to be fully conversant with it. I shall fulfill my duties and responsibilities in accordance with the provisions of the Zoning of land use and Regulation / Bye-laws.

Signature of Owner/Builder /Developer or Authorized agent of owner:

Date:

1	Applicant's name	
2	Postal Address for correspondence with Phone No.	
3	Applicant's interest in land with respect of rights	
4	Description of Land, village, Town Planning Scheme, Revenue Survey Numbers, Final Plot No	
5	What is the present use of the land and/ other building if they are to be put to more than one kind of use, Please give details of each use	
6	Describe in short the development Work stating the proposed use of land for the building. If land and/or the building are to be put to more than one use, please give details of each use	
7	Is this land included in a layout sanctioned by the appropriate Authority	

7A	If yes, please give date of sanction and reference number with a copy of the Sanctioned layout. If not, is it approved by any other Authority?	
7B	Give the name of such Authority with Date of sanction and reference no with a copy of the sanctioned layout.	
8	For residential use, number of dwelling units and floor	
9	Nature and manner of working of Industrial / commercial establishment in case the proposed use is for Industry / Commerce	
10	What separate arrangements have been proposed to be made for loading and Unloading of goods from the industrial or commercial goods vehicles?	
11	What arrangements have been proposed to be made for disposal of industrial waste effluent?	

Signature of Owner / Builder / Developer or Authorized agent of owner:

Date:

Place:

Instructions to applicant regarding maps and documents to be submitted along with the application:

The maps and drawings should be drawn or copies made on a paper of proper and durable quality so that they are clearly and distinctly legible. Every map and/or drawing shall have to be signed by the applicant/owner and his engineer/Architect/ and Builder as the case may be. If copies of original maps or drawings are submitted, they shall be true copies.

LAYOUT PLAN (3 COPIES)

Layout Plan of the whole land shall invariably accompany every application for permission to carry out development by way of building construction. This map shall be drawn to a scale of not less than 1:500 and show the following details.

- a. Boundaries of the plot mentioned in the application and its lay out by showing sub-division.
- b. Existing buildings and new buildings proposed to be constructed. Roads, streets, and carriage ways constructed there on (existing construction should be shown distinctly from the proposed one). Proposed new roads and streets, their levels and width.
- c. Proposed use of every building and open space not to be built over within a plot.
- d. If the layout is for residential use, maximum number of dwelling units that can be accommodated with any increase in future.
- e. If the layout is for industrial or commercial use, maximum area which can be built upon without any increase in future.
- f. Existing facilities regarding water supply, sewerage etc, diameter and gradient of water supply line, drainage lines for the disposal of storm water as well as for sewerage.
- g. Location of the plot in relation to the nearby public road.
- h. Alignment and width of all the existing roads, including the road from which the plot has access from the major road. Existing access road and proposed new road, if any, should be shown clearly and distinctly.
- i. Existing trees and natural scenery worth preserving.
- j. Dimensions and areas of common plot, as required under these regulations, provided in the layout/sub-division of plot.
- k. Tree plantation required under regulation.
 1. An extract of the record of right of property register card or any other document showing the ownership of the land proposed for development.
 2. Certified part plan and zoning certificate from the certificate from the Authority shall be enclosed along with the application.
 3. Drawing (3 copies) to a scale not less than 1cm = 1 meter for the buildings existing as well as proposed with floor area for each floor. Layout showing parking arrangements with internal & surrounding roads and exit, and entry movement of vehicles etc. as per regulations
 4. Structural Designer's certificate duly signed by him.
 5. Certificate of Undertaking: Certificate in the prescribed form no. 2A, 2B and 2C of Appendix II by the Registered Architect/Engineer/Structural Designer/Town planner /Developer/ undertaking the work.
 6. Full information should be furnished as prescribed in Form No. 2E and 2F under these Regulations, as the case may be along with the plans.

7. The applicant shall also obtain copy of N.O.C. from the relevant Authority as per Regulation wherever applicable.
8. Certificates as prescribed in forms 2A, 2B, 2C and 2D are required to be submitted prior to the commencement of the construction.
9. If during the construction of the building the Builder/ Architect /Engineer is changed, the owner shall intimate the Authority/Corporation by registered letter that he was no longer responsible for the project, and the construction shall have to be suspended until the new Builder/ Architect/ Engineer/Surveyor etc. undertakes the full responsibility for the project as prescribed in form A, B, C and D
10. The new Owner/Developer/Architect/Engineer/Town planner shall before taking responsibility as stated above in clause (5), check the work already executed is in accordance with the permission granted by the Authority/Corporation. He may go ahead with the remaining work only after obtaining permission of the Authority/Corporation.

FORM - A**CERTIFICATE OF UNDERTAKING OF REGISTERED ARCHITECT/ENGINEER/
TOWN PLANNER****To,**

Reference: Proposal work of _____
(Title of the project)

C.S.No/R.S.No/ M.K.No. _____

Inward No. _____ at village _____

Taluk _____ Sy. No. _____ of _____

(Village/Town/City) for _____

(Name of Owner/Developer/Builder)

Address: _____

Telephone Number: _____

I am a member of Council of Architects/Engineers and I am possessing current registration to act as registered Architect/Engineer.

I hereby certify that I am appointed as the Registered Architect/Engineer/ Surveyor to prepare the plans, sections and details as required under the provisions of the Act/ Regulations for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision of supervisor or owner, as per the approved drawings. I am fully conversant with the provisions of the Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities. I also undertake to provide my guidance for the adequate measure to be taken by the owners for installation of plumbing, drainage, sanitation and water supply. The appointment of site supervisor, building contractor, plumbing contractor and electrical contractor shall be made at the appropriate stage by the owner before the relevant work commences.

Signature: _____

Registration Number: _____

Date _____

Name: _____

Address: _____

Telephone Number: _____

FORM - B
CERTIFICATE OF UNDERTAKING OF REGISTERED STRUCTURAL
DESIGNER

To,

Reference: Proposal work of _____

(Title of the project) C.S.No/R.S.No/M.K.No. _____

Inward No. _____ at village _____

Taluk _____ Sy. No. _____ of _____

(Village/Town/City) for _____

(Name of Owner/ Developer/Builder)

Address:

Telephone Number: _____

I possess the required qualification and experience to act as a Structural Designer. This is to certify that I am appointed as the registered structural designer to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respects. I have prepared and signed the structural design and drawings of the proposed building as per the prevailing Indian Standard Specifications and further certify its structural safety and stability in design.

I undertake to supply the owner and the supervisor the detailed drawings. If my services are terminated, I undertake to intimate the Authority in writing.

Signature: _____

Registration Number: _____

Date _____

Name: _____

Address: _____

Telephone Number: _____

FORM - C
CERTIFICATE OF UNDERTAKING OF REGISTERED SITE
SUPERVISER/DEVELOPER/OWNER

To,

Reference: Proposal work of _____

(Title of the project) C.S.No/R.S.No/M.K.No. _____

Inward No. _____ at village _____

Taluk _____ Sy. No. _____ of _____

(Village/Town/City) for _____ (Name of

Owner /Developer/Builder)

Address:

Telephone Number: _____

I possess a current Registration to act as

Registered _____

I hereby certify that I am appointed as a registered _____ on the above mentioned project and that all the works under my charge shall be executed in accordance with the stipulations of the National Building Code and relevant standards of the I.S.I.

I am fully conversant with the provisions of the Regulations which are in force and about the Duties and Responsibilities under the same and I undertake to fulfill them in all respect.

1. Undertake not to supervise more than ten works at a given time as provided in Regulations.
2. I undertake not to supervise work simultaneously at one point of time on any other sites during my supervision of the execution of this work.

Signature: _____

Registration Number: _____ Date _____

Name: _____

Address: _____

Telephone Number: _____

FORM - D
CERTIFICATE OF UNDERTAKING
FOR HAZARD SAFETY (REGULATION NO. 10.18.h) REQUIREMENT

To,

Reference: Proposal work of _____

(Title of the project) C.S.No/R.S.No/M.K.No. _____

Inward No. _____ at village _____

Taluk _____ Sy. No. _____ of _____

(Village/Town/City) for _____

(Name of Owner/Developer/Builder)

Address:

Telephone Number: _____

1. Certified that the building plans submitted for approval satisfy the safety requirements as stipulated under Building Regulation No. 10.18.h and the information given therein is factually correct to the best of our knowledge and understanding.
2. It is also certified that the structural design including safety from hazards based on soil conditions shall be duly incorporated in the design of the building and these provisions shall be adhered to during the construction

Signature of Owner with Date _____ Name in Block Letters _____ Address _____	Signature of the Engineer /Structural Engineer with Date _____ Name in Block Letters _____ Address _____
Signature of Developer with Date _____ Name in Block Letters _____ Address _____ _____	Signature of the Architect with Date _____ Name in Block Letters _____ Address _____ _____

Note: The certificate of Undertaking shall be signed by person concerned as per the provisions of these regulations.

FORM -E
SITE PLAN, DETAILED PLAN AND LAYOUT PLAN FOR CARRYING OUT
DEVELOPMENT WORKS

	Area Statement	Area in square meters
A. 1	AREA OF PLOT a. As per record b. As per site condition	
A.2	DEDUCTION FOR a. Proposed roads b. Any reservations TOTAL (A + B)	
A.2	DEDUCTION FOR a. Proposed roads b. Any reservations TOTAL (A + B)	
A. 3	Net area of plot (1 - 2)	
A. 4	% of Common plot Balance area of plot (3 - 4)	
A. 5	Permissible FAR	
A. 6	TOTAL BUILT UP AREA PERMISSIBLE AT a. Ground floor b. All floors	
A.6.1	EXISTING FLOOR AREA AT G.F. F.F. 2nd Floor Rest of the floors and terrace floor	
A. 6.2	PROPOSED AREA AT G.F. F.F. 2nd Floor Rest of the floors and terrace floor TOTAL: Built up area	
A.6.3	Proposed FAR Consumed	
B 1 2	BALCONY AREA STATEMENT Proposed balcony area per floor Excess balcony area (Total)	
C 1 2 3	TENEMENT STATEMENT Area of tenement Tenement Permissible at: G.F All floors Tenements existing at:	

4	G.F All floors Tenements proposed at:	
5	G.F All floors TOTAL TENEMENTS (3+4)	
D	TENEMENTS PARTICULARS	
1	Nos. of rooms per tenement	
2	Toilet units provided for tenement.	
3	Tenements floor area	
E	PARKING STATEMENT	
1	Parking space required as per regulations:	
2	Proposed parking space:	
3	Loading unloading area:	

I.	List of Drawings		Number of copies
II.	Reference Description of the last approved plans (if any)	Date:	
III.	Description of the proposed Property		
IV.	North Line	Scale	Remarks
V.	Certificate 1. Existing Structure and adjoining property is seen by me and necessary precaution will be taken for smooth working without any damage to existing work. Manhole connection is possible and is verified by me. 2. Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides, of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in Document of ownership/T.P record. Architect/Engineer/Surveyor signature		
VI.	Signatories		
	Signatory	Signature	Name and Address with Registration Number
1	Owner		
2	Architect / Engineer / Surveyor		

FORM -F**FOR SUBDIVISION / AMALGAMATION / LAYOUT OF LAND**

	Area Statement	Area in square meters
1	AREA OF PLOT	
2	DEDUCTION FOR a. Proposed roads b. Any reservations TOTAL (A + B)	
3	NET AREA OF PLOT (1 - 2)	
4	OPEN SPACE/PARK	
5	BALANCE AREA OF PLOT (3 - 4)	
6	PERMISSIBLE FAR	
7	TOTAL BUILT UP AREA PERMISSIBLE	
8	EXISTING FLOOR AREA	
9	FAR	
10	NOTES	

I.	List of Drawings		Number of copies
II.	Reference Description of the last approved plans (if any)	Date:	
III.	Description of the proposed Property		
IV.	North Line	Scale	Remarks
V.	Certificate 1. Existing Structure and adjoining property is seen by me and necessary precaution will be taken for smooth working without any damage to existing work. Manhole connection is possible and is verified by me. 2. Certified that the plot under reference was surveyed by me on _____ and the Dimensions of sides etc. of plot state on plan are as measure on site and the area so worked out tallies with the area stated in Document of ownership/T.P record. Architect/Engineer/Surveyor signature		
VI.	Signatories		
	Signatory	Signature	Name and Address with Registration Number
1	Owner		
2	Architect / Engineer / Surveyor		

FORM – G

REGISTRATION FOR ARCHITECT / ENGINEER / STRUCTURAL DESIGNER / TOWN PLANNER /
DEVELOPER

APPLICATION FORM

1	Name	
2	Address (Local)	
3	Permanent Address	
4	Telephone No.	
5	Qualifications	
6	Experience	
7	Are you serving anywhere? (Give detailed address of employer and his no Objection Certificate)	
8	Registration/Registration renewal fee/ remitted in person/by DD. etc. (No such fees shall be payable by Architect/Engineer/ Town planner registered with the, India, National corporate Institution such as I.A(I), I.E(I), I.T.P.(I), I.S.E(I)	
9	Last year's Registration No.	
10	Further particulars, if any	

I hereby undertake to abide by all Rules, Regulations, Standing Orders, Requisitions and instructions given by the Authority and shall carry out duties and responsibilities as prescribed in these Regulations. I also understand that if, I fail to perform my duties as above, the Authority will be entitled to withdraw my Registration and forfeit my Registration fee, if any.

Kindly grant me a new/renewed Registration for the year _____.
Registration certificate may be sent to me when ready. I send herewith two passport size copies of my photographs signed by me.

(Signature of applicant)

Name:

Date:

List of roads for which Building Lines are Prescribed:

HUBLI:-

Sl	Name of Road	Building line from Center of the Road
1	Existing Pune Bangalore Road (from Gabbur Cross to Bhairidevarkoppa)	21.0 mtr
2	Karwar Bellary Road. (from Gadag railway Crossing to Karwar Road N.H. bye pass cross via Lamington Road Traffic Island)	21.0 mtr
3	Sholapur toad (from Traffic Island to ring toad cross)	21.0 mtr
4	Station Road (from Keshwapur Road under bridge to Ganeshpet Circle)	15.0mtr
5	Goods shed Road (from Railway quarters t Fish Market)	12.0mtr
6	Ganeshpet Road from Fish market to Ganeshpet Circle	12.0mtr
7	Maratha Galli (from Ganesh Circle to Maratha Galli Circle)	12.0mtr
8	Myadar Oni (from Maratha Galli to Tuljabhavani Gudi)	12.0mtr
9	Kamaripet Road (from Tuljabhavani Gudi to Kamaripet Police Station)	12.0mtr
10	Torvi hakkal Road (from kamaripet police station toVhannapet Road to Karwar Road to Gokul Road to & Unkal Hosur Road upto Unkal Cross)	15.0mtr
11	Bakale Galli Buddha Vihar Road upto Maulali Durgh and Railway Track	12.0mtr
12	Gavaligalli upto K.P.T.C.K Circle	12.0mtr
13	Mantur Road from K.P.T.C.L Circle to proposed Karwar Bellary bye pass	15.0mtr
14	Azad Road from Ganeshpet Circle Bhandiwad base Mosque to Mangalwarpet	12.0mtr
15	Women's College Road-coen Road J. C. Nagar	15.0mtr
16	Coen Road	15.0mtr
17	Victoria Road	12.0mtr
18	Koppikar Road (from Chitguppi Hospital to Maratha Galli Circle)	15.0mtr
19	Broadway from Maratha Galli to Durgadbail	15.0mtr
20	Settlement Road (from Okl Fish Market to KPTCL to patil Galli and Bidnal	15.0mtr
21	Lattipeth road from Traffric island church to KPTCL to Patil Galla and Bidnal	15.0mtr
22	Veerapur Oni Road from Radha Krishan Temple to Pagadi Oni and patil Galli	15.0mttr
23	Dajiban pet, Javali Sal Gantigere Police Station and up to Bhankapur Chouk	18.0mtr
24	Anchatgeri Oni, Murusavirarnatha Kanchgar Galli Kallamanna Agasi, Bhogar Galli, Bhuspet Desai oni to Bankapur Chowk Road	15.0mtr

25	Mangalwar pet, Javali Sal, Saraf Galli Hirepet, New English School, Old Hubli Bridge to Old Hubli Durgaebail to Indi Pump Road	15.0mtr
26	Patil Galli from Bankapur Chowk to Settlement Road	18.0mtr
27	Channapet Road from Karwar Road to Torvi Hakkal via MTS Colony up to Old Hubli Durgadail	18.0mtr
28	Gokul Road from Hosur Circle upto Bypass	25.0mtr
29	Bengeri Hebballi Road from Sarvodaya circle to end of Ring Road	15.0mtr
30	VaniVilas to Shirur part to Unkal Cross	12.0mtr
31	Indipump to Old PS road	15.0mtr
32	Pinto Circle –Desai Circle Court house Shardha Bhavan Cross	12.0mtr
33	Laxmi Gudi – lakappana Hakkal to Gugarath Bhavan to Vishwarnagar Under Bridge	12.0mtr
34	Sujatha takies – Glass house – karwar road	12.0mtr
35	Unkal Cross to Sainagar	12.0mtr
36	Ananth Nagar to Indipump	12.0mtr
37	Tholanakere – Renuka Nagar Akshay Park	12.0 mtr
38	Akshay Park Siddharoda Math	18.0 mtr
39	Gopanakoppa – Bangeri Ramesh Bhavan	18.0 mtr

List of roads for which Building Lines are Prescribed:

DHARWAD :-

Sl	Name of Road	Building line from Center of the Road
1	Existing Poona Bangalore Road from. Hubli toll naka	22.5mtr
2	From Jubli Circle naka to Belgaum loll naka	25.0mtr
3	From Belgaum toll naka to NH-4 bypass	22.5mtr
4	Kalaghatgi Road from Hubli Toll Naka to Railway Crossing to end of Dist-4	22.5mtr
5	Station Road from Court Circle to emmikeri and Railway Station	18.0 mtr
6	Haliyal Road Jubli Circle to K.U.D. to Air Circle, Saptapur	21.0mtr
7	Haliyal Road from saptapur Crossing to end to Dist. No.4	21.0mtr
8	Kelgeri (Goa) Road from Mental Hospital on P.B. Road to end of Dist. No.2	18.0mtr
9	Soundatti Road from Jubilee Circle to Regal Talkies Cross to end of Dist No.9	21.0mtr
10	Navalgunda Road from A.P.M.C. Market to end of district No.10	18.0mtr
11	Maratha Colony Road	18.0mtr
12	Subash Road from K.S.R.T.C. Bus Station to K.C.C. Bank Circle to Gandhi Chowk	18.0mtr
13	Tikare Road from Police Station to line Bazaar Road	15.0mtr
14	Line Bazar from PB Road near Court to Ganesh Temple Circle to	18.0mtr

	Bhusappa Chowk and K.C.C. Bank Circle Via Myadar Galli	
15	Road behind Kittle College from Jubilee Circle to Ganesh Temple to N.T.T.F. Cross in Ramnagar	18.0mtr
16	Madihal Road from Soundatti Road to end to dist No.9	18.0mtr
17	U.B. Hill Road from post Office to Udaya Hostels and Jayanagar Cross in Saptapur	18.0mtr
18	Hosayellapur Road from D. B. Road Bagalkot Petrol pump to tank and Gandhi Chowk via Kamanakatti	15.0mtr
19	Road from Kamanakatti to Bhusappa Chowk	18.0mtr
20	Jakanibhavi Road from public Station to Bhusappa chowk and Jakanibhavi to Kamat Hotel	18.0mtr
21	Old S.P. Office to Connecting to Hallyal Road Dasana koppa to Srinagar circle	18.0mtr
22	L.I.C. to KC Park Sub jail -Old SP Circle	15.0mtr
23	Dasankoppa to Srinagar kelageri – Goa road	15.0mtr
24	Srinagar circle – shwarri – Jayanagar Mikhigan Compound to sapathapur	15.0mtr
25	Kandhakur andadi Cross to C.B.T.	15.0mtr
26	Regal Circle- karnatha Cross	15.0mtr
27	B.E.O. Office cross –Durgammadevi Temple Maratha Colony	12.0mtr
28	Corporation Circle – Govt. hospital Shivaji Circle	12.0mtr
29	Hebbli Agasi – Depo circle soundatti road	18.0mtr
30	Shivaji Circle – old S.P. Office	21.0mtr
31	Gandhi Chowk – Hebble Agasi Shivaji Road	18.0mtr
32	Karnalapur Double Road Usakenamdde Kamalapur Govt. School Uppinbetagiri road	18.0mtr
33	Pepsi factory Road – Sadhanakeri Road , Grameena Bank road – pepsi back road	18.0mtr
34	Chikkamalligewada Road – Bypass	18.0mtr
35	D.C. Office to Yemminakeri	18.0mtr
36	Gandhi nagar Bandeman Temple – kalagathi Road	18.0mtr
37	Navalgunda Road – Hebbli Agasi Chiranthimath garden to Navalur –Rayapur	18.0mtr

Important Traffic Intersections Proposed for Improvement after Conduction detailed Surveys

HUBLI

Sl No.	Traffic intersection
1	Hubli Railway Station Circle around old Telegraph office and Ambdekar Circle.
2	Ganeshpet Circle.
3	Durgadbail.
4	Bankapur Chowk (Jigalur Building).
5	Bammapur Chowk new English School.
6	Kamaripet Police Station.
7	Traffic Island (K C Circle)
8	Tuljabhavani Galli Circle.
9	Dhakappanagudi Circle.
10	Maratha Galli Circle.
11	Chitguppi hospital Circle.
12	Keshwapur Circle
13	(i) Hosur Circle, (old HDUDA office) (ii) Gokul Road (Near KUWS & DB office)
14	Unkal cross and Srinagar Cross.
15	Radhakrishna Galli Junction.
16	Myadaroni Circle.
17	Rotary School (Deshpande Nagar) Circle.
18	Old Hubli Durgadbail.
19	Indi pump (old Hubli) junction.

DHARWAD

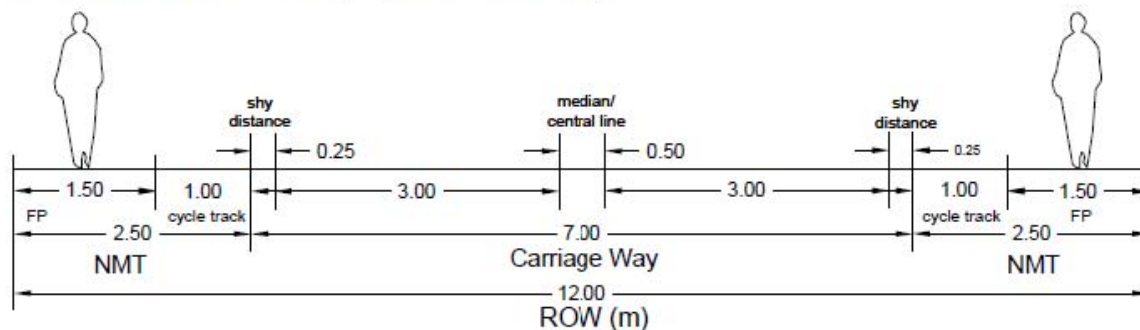
Sl No.	Traffic intersection
1	Kalaghatgi and PB Road, Circle near hubli Toll Naka.
2	Court Circle.
3	Jubilee Circle.
4	Mental Hospital Circle.
5	Gandhi Chowk and KCC Bank Circle.
6	Regal Talkies Circle.
7	Soundatti Road Circle near APMC.
8	Karnataka College Circle.
9	Near Dharwad Restaurant.
10	Saptapurt Well.
11	Haliyal Road and Barakotri Road Junction.
12	Near Bus Stand.

NAVANAGAR

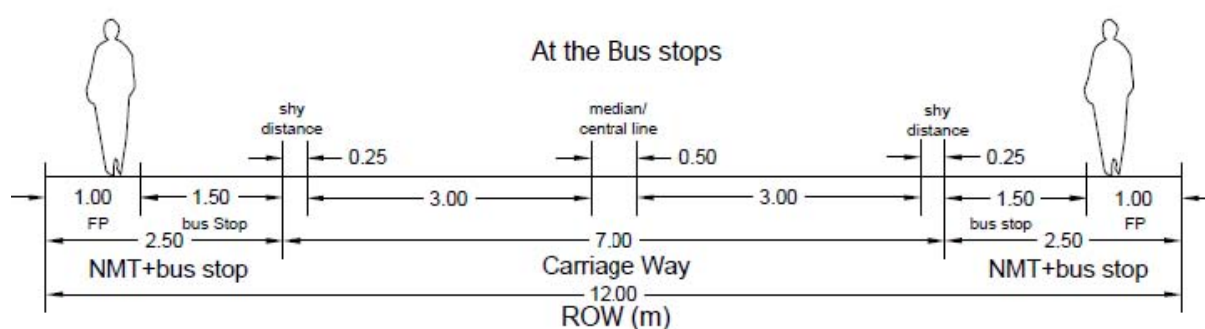
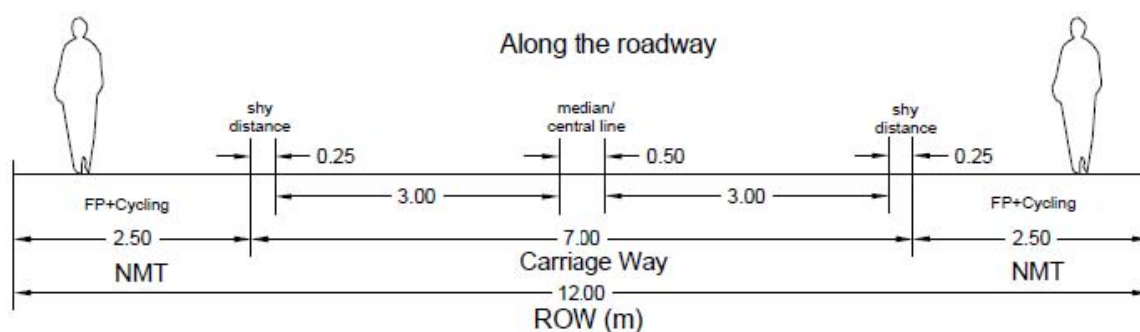
Sl No.	Traffic intersection
1	Cancer hospital Junction on PB Road.
2	Basaveshwar Circle.
3	P B Road and Amargol road junction.

ANNEXURE-4- Cross Section

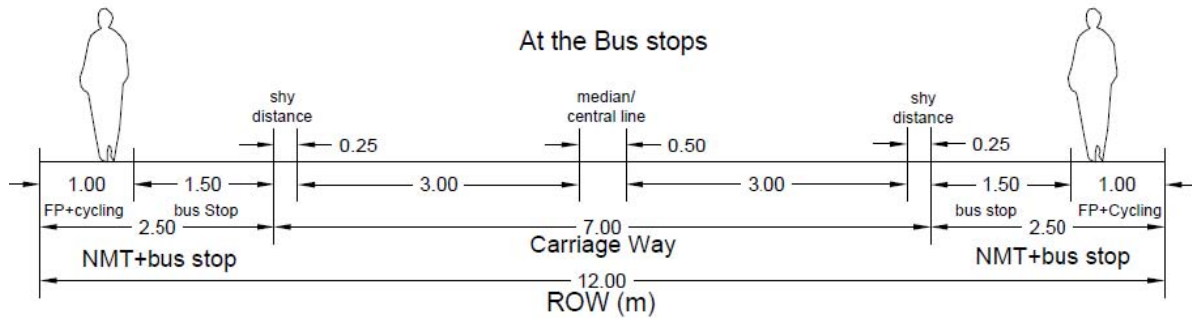
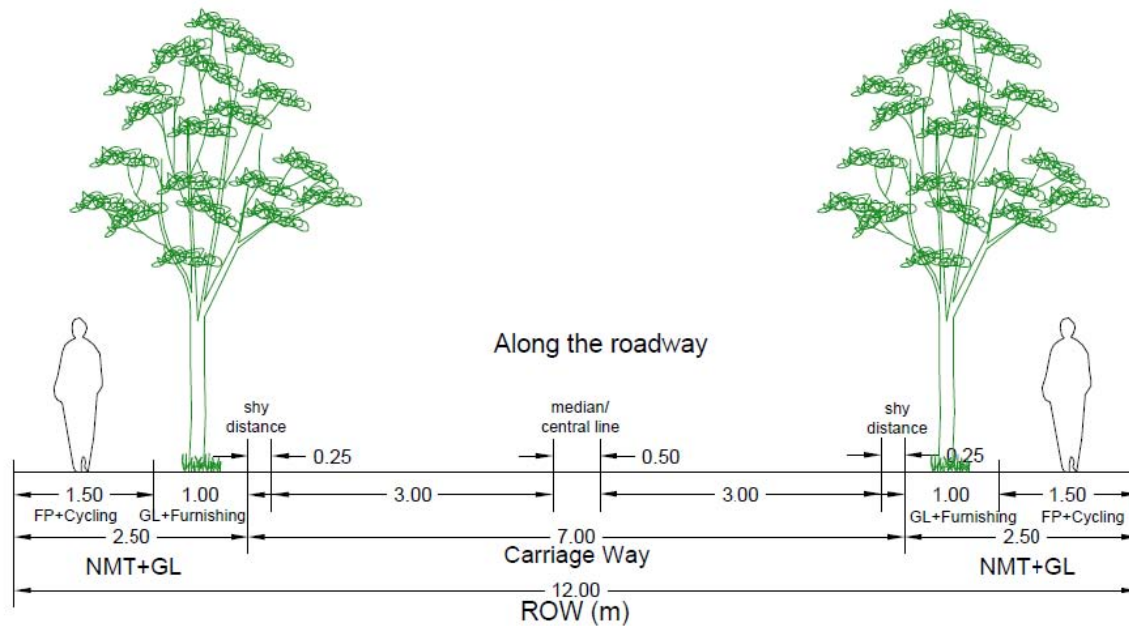
12 m Road (Option 1: NMT)



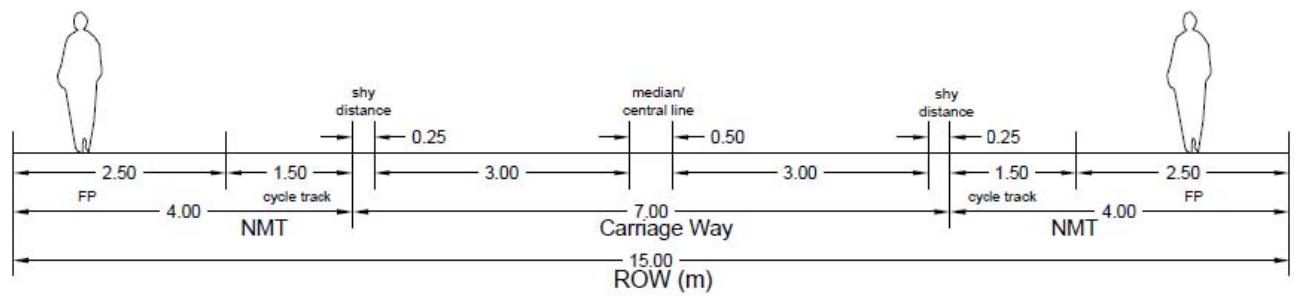
12 m Road (Option 2: NMT+PT)



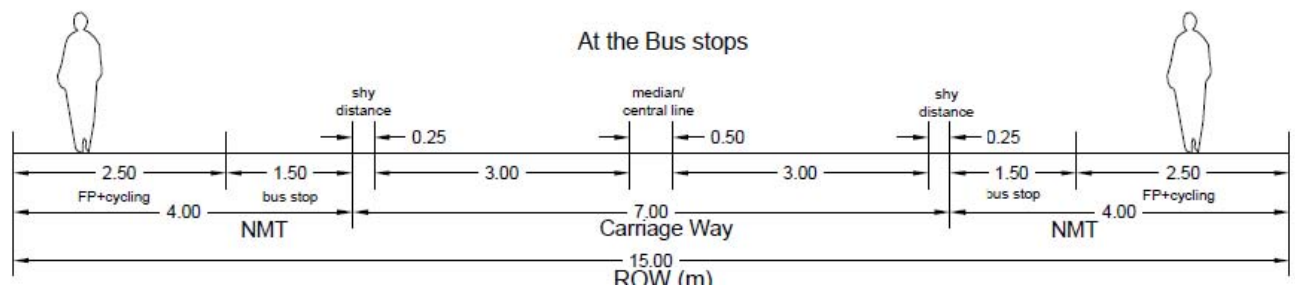
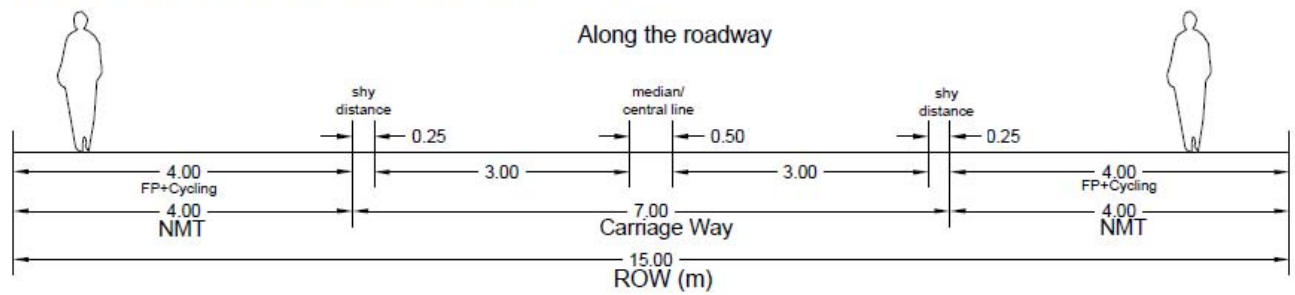
12 m Road (Option 3: NMT+PT+Green Link)



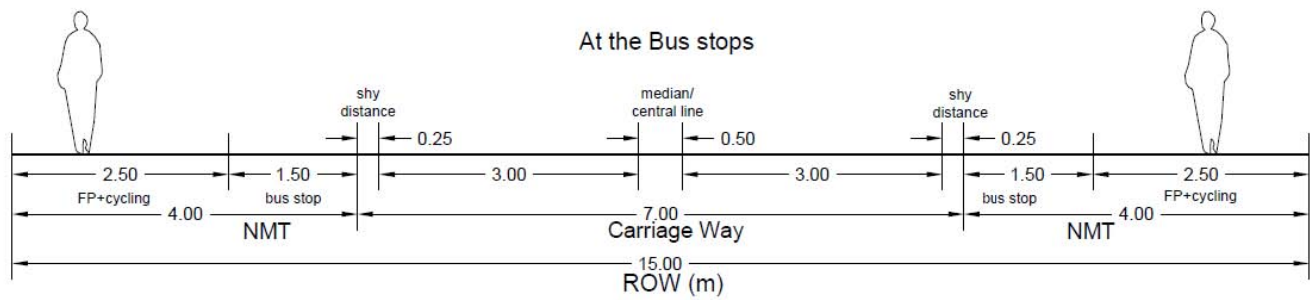
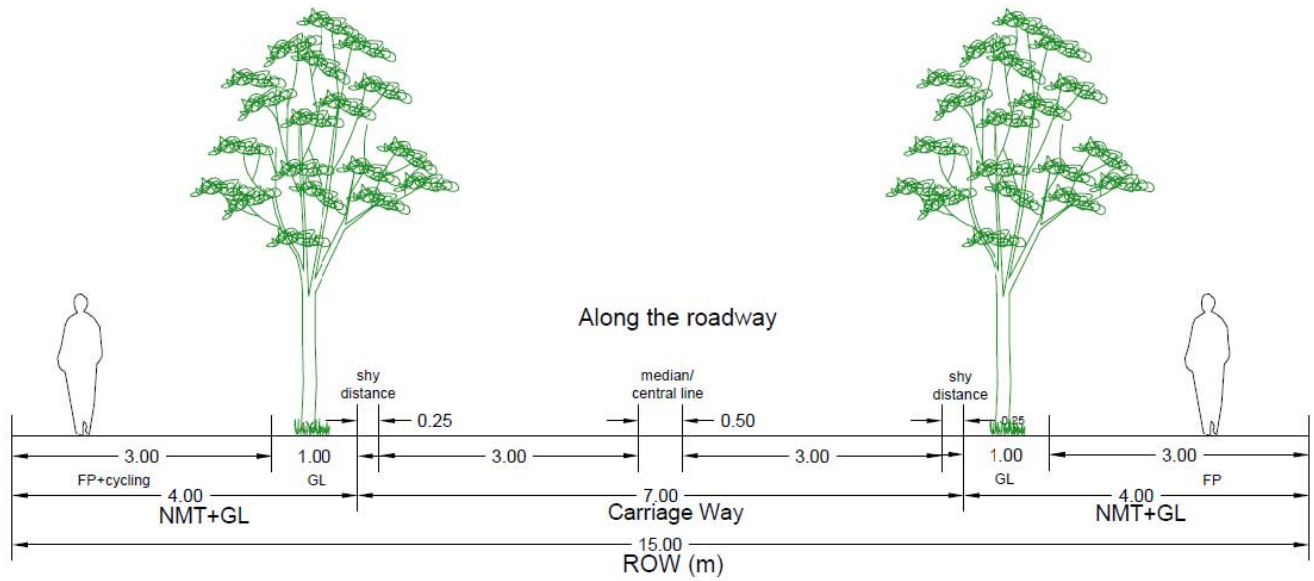
15 m Road (Option 1: NMT)



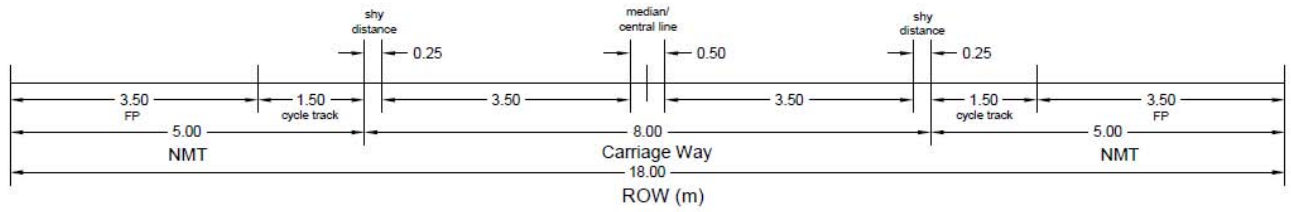
15 m Road (Option 2: NMT+PT)



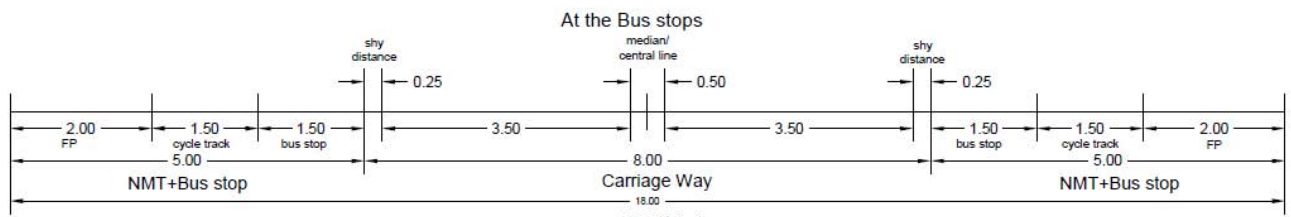
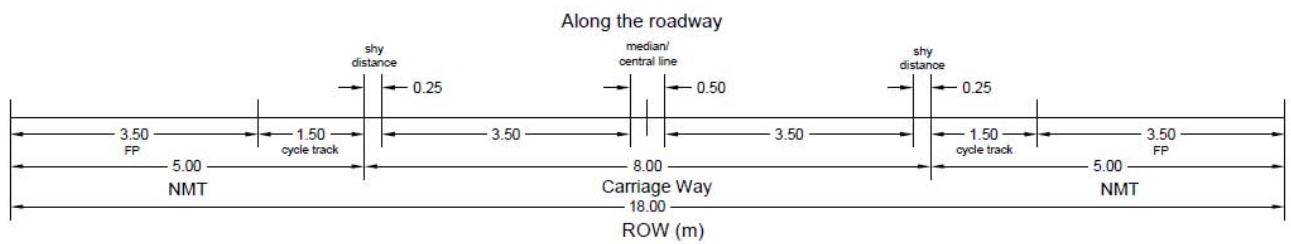
15 m Road (Option 3: NMT+PT+GL)



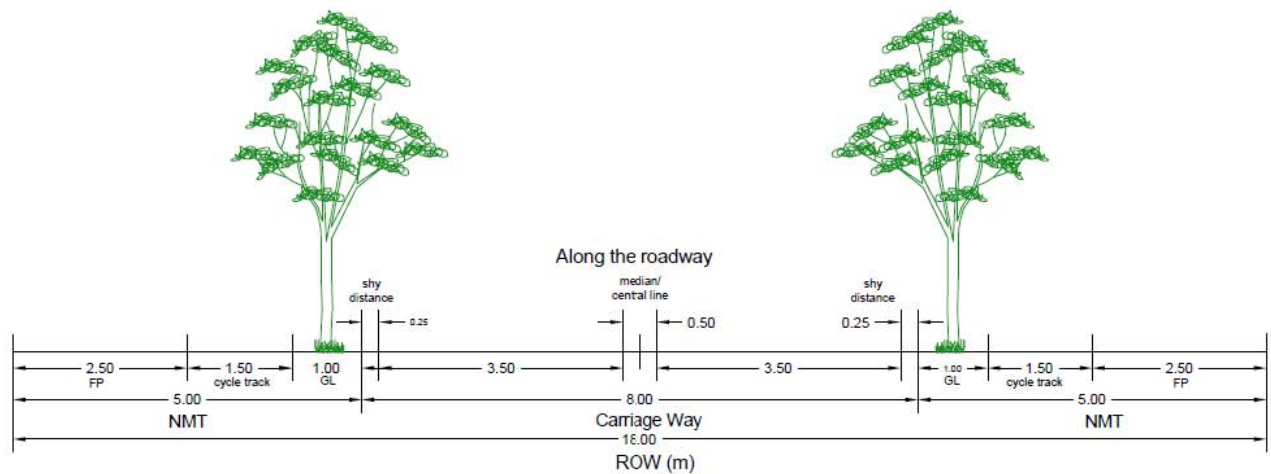
18 m Road (Option 1: NMT)



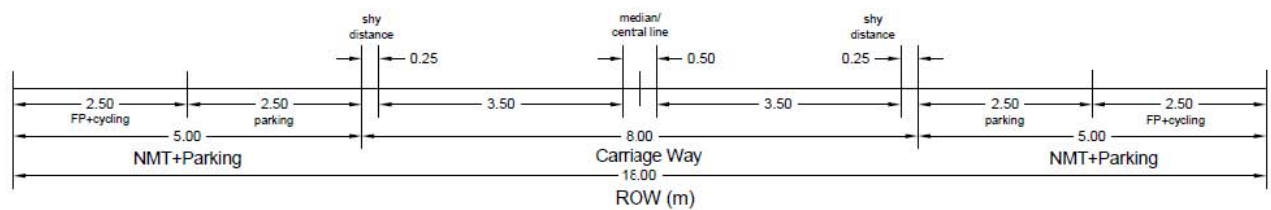
18 m Road (Option 2: NMT+PT)



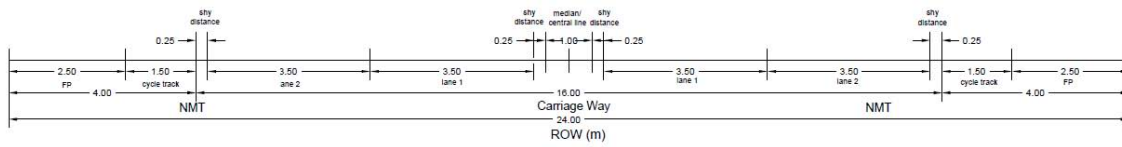
18 m Road (Option 3: NMT+PT+Green link)



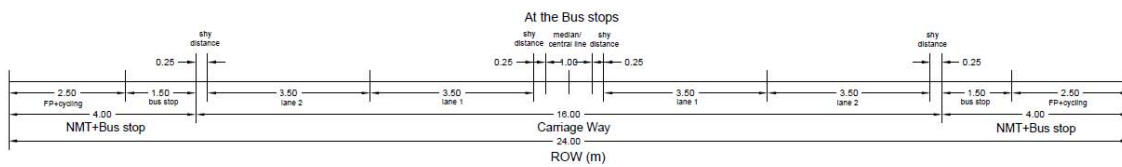
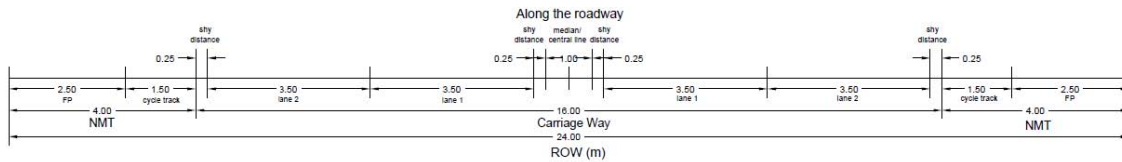
18 m Road (Option 4: At parking)



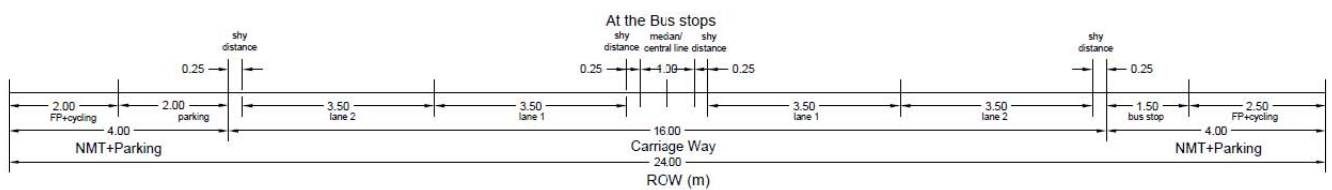
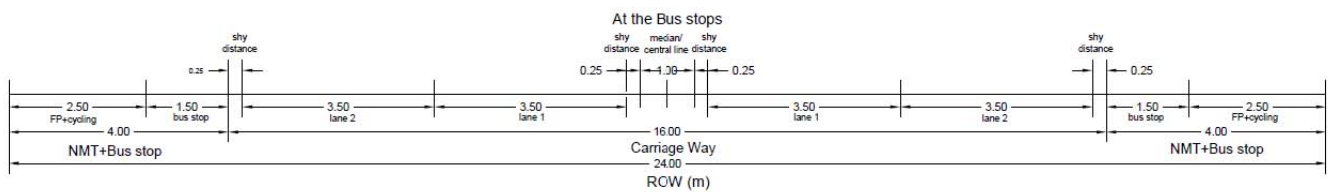
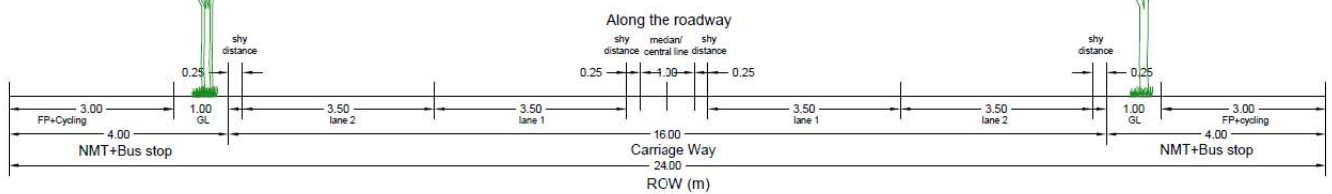
24 m Road (Option 1: NMT)



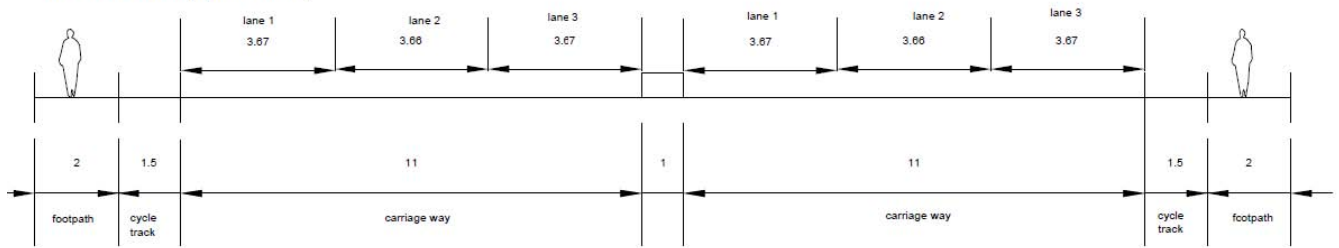
24 m Road (Option 2: NMT+PT)



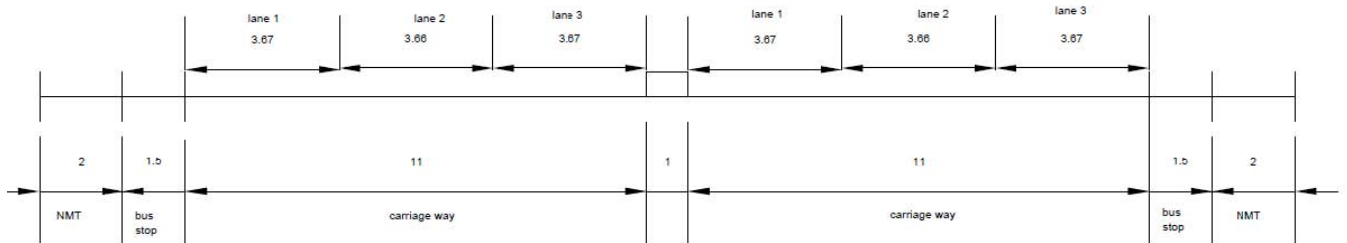
24 m Road (Option 3: NMT+PT+Gree link)



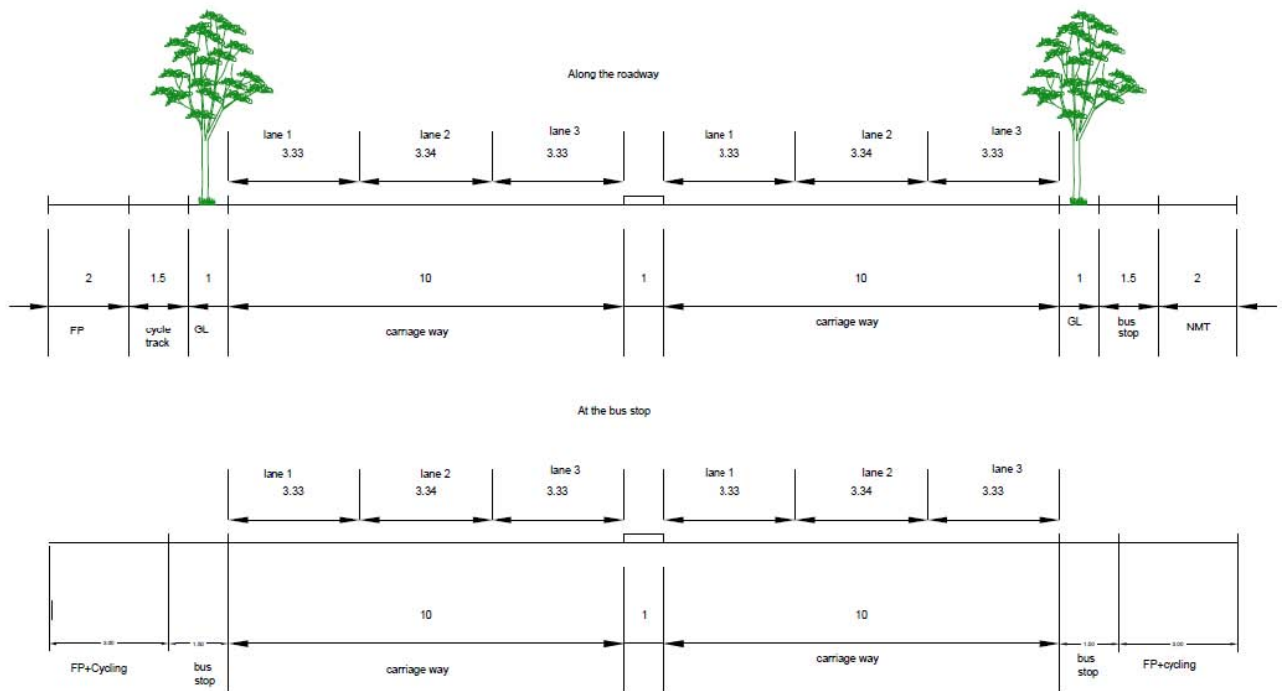
30 m Road (Option 1: NMT)



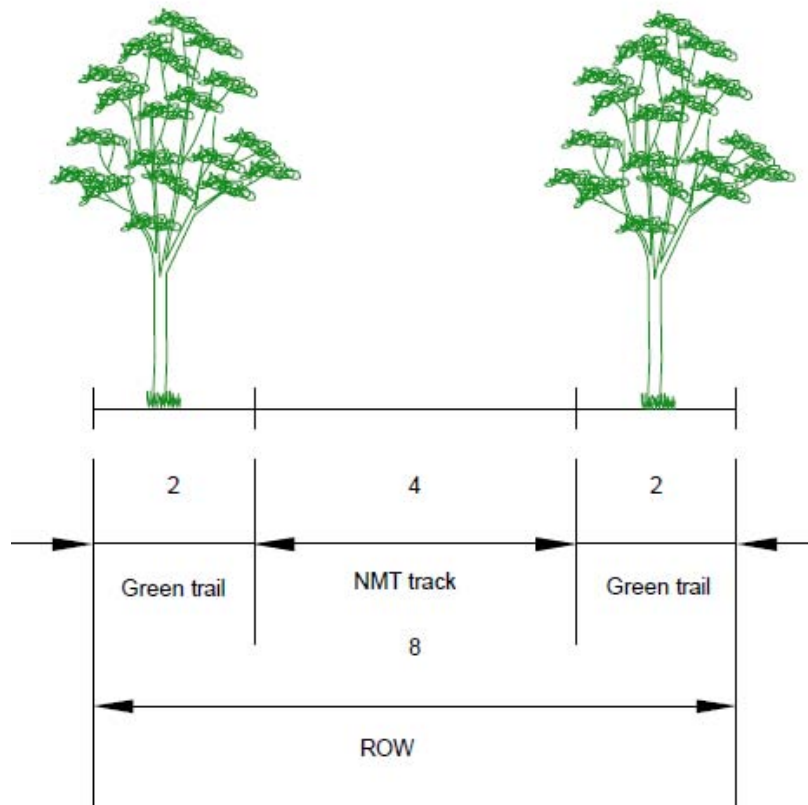
Option 2 NMT+PT (at bus stop)



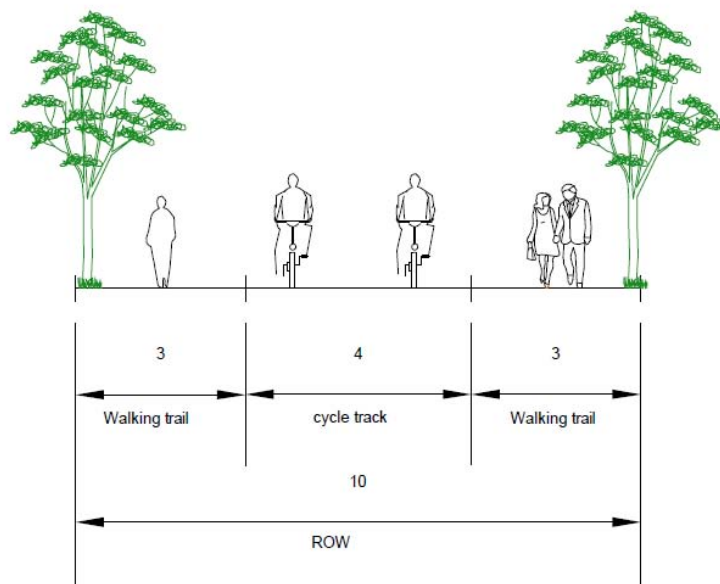
Option 3 NMT+PT+Green link



OFF-ROAD GREEN LINK



OFF-ROAD GREEN LINK CROSS SECTION



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಸಂಖ್ಯೆ : ನಅಇ 237 ಬೆಂಗಳೂರು 2009

ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಸಚಿವಲಯ,
ವಿಕಾಸ ಸೌಧ, ಬೆಂಗಳೂರು
ದಿನಾಂಕ: 19-09-2009

ಸುತ್ತೋಲೆ

ವಿಷಯ: ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರಗಳು, ಯೋಜನಾ ಪ್ರಾಧಿಕಾರಗಳು ಹಾಗೂ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳು ಧಾರ್ಮಿಕ ಉಪಯೋಗದ ಮತ್ತು ಶಾಲಾ ಕಾಲೇಜು ಕಟ್ಟಡಗಳನ್ನು ಅನುಮತಿಸುವಾಗ ಅನುಸರಿಸುವ ಬಗ್ಗೆ.

ರಾಜ್ಯದ ನಗರ / ಪಟ್ಟಣಗಳ ಅನುಮೋದಿತ ಮಹಾಯೋಜನೆಗಳ ವಲಯ ನಿಯಮಾವಳಿಗಳನ್ವಯ ವಿವಿಧ ವಲಯಗಳಲ್ಲಿ ಧಾರ್ಮಿಕ ಉಪಯೋಗದ ಹಾಗೂ ಶಾಲಾ ಕಟ್ಟಡಗಳನ್ನು ಅನುಮತಿಸಲು ಸಾಮಾನ್ಯ ಅಥವಾ ವಿಶೇಷ ಸಂದರ್ಭಗಳಲ್ಲಿ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಅವಕಾಶವಿದ್ದರೂ ಸಹ, ಅಂತಹ ಉಪಯೋಗಗಳಿಗೆ ಅನುಮತಿ ನೀಡುವಾಗ ಪ್ರಶ್ನಿತ ನಿವೇಶನಗಳಿರುವ ಪ್ರದೇಶದ ಸೂಕ್ಷ್ಮಮತೆಯನ್ನು ಸಹ ಪರಿಗಣಿಸುವುದು ಅವಶ್ಯಕವಾಗಿದೆ. ಇಂತಹ ಅನುಮತಿ ನೀಡಿದ ಕೆಲವು ಪ್ರಕರಣಗಳು ಕೋಮು ಗಲಭೆಗೆ ಕಾರಣವಾಗಿರುವುದು ಸರ್ಕಾರದ ಗಮನಕ್ಕೆ ಬಂದಿರುತ್ತದೆ. ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರಗಳು, ಯೋಜನಾ ಪ್ರಾಧಿಕಾರಗಳು, ಪುರಸಭಾ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರಗಳು ಹಾಗೂ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳು ಇಂತಹ ಸಂದರ್ಭಗಳಲ್ಲಿ ಜವಾಬ್ದಾರಿಯುತ ಕ್ರಮ ಕೈಗೊಳ್ಳುವುದು ಅವಶ್ಯಕವಾಗಿರುತ್ತದೆ. ಅಂತಹ ಕಟ್ಟಡಗಳನ್ನು ನಿರ್ಮಿಸಲು ಅನುಮತಿ ನೀಡುವ ಮೊದಲು ಕನಿಷ್ಠ 15 ದಿವಸಗಳ ಕಾಲಾವಕಾಶ ನೀಡಿ, ಸ್ಥಳೀಯ 2 ದಿನಪತ್ರಿಕೆಗಳಲ್ಲಿ ಸಾರ್ವಜನಿಕರ ಮಾಹಿತಿಗಾಗಿ ಪ್ರಕಟಣೆ ನೀಡುವುದು ಹಾಗೂ ಅದೇ ಸಮಯದಲ್ಲಿ ಪ್ರಶ್ನಿತ ನಿವೇಶನದಲ್ಲಿ ಉದ್ದೇಶಿತ ಕಟ್ಟಡ ನಿರ್ಮಾಣದ ಬಗ್ಗೆ ಫಲಕ ಹಾಕತಕ್ಕದ್ದು, ನಂತರ ಸಾರ್ವಜನಿಕರಿಂದ ಸ್ವೀಕರಿಸಿದ ಪ್ರತಿಕ್ರಿಯೆಯೊಂದಿಗೆ ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರ / ಕೌನ್ಸಿಲ್‌ನ ಮುಂದೆ ಪ್ರಸ್ತಾವನೆ ತಂದು ಸಭೆಯು ಕೈಗೊಳ್ಳುವ ನಿರ್ಣಯಕ್ಕೆ ಅನುಗುಣವಾಗಿ ಕ್ರಮ ಜರುಗಿಸಲು ಈ ಮೂಲಕ ತಿಳಿಯಪಡಿಸಿದೆ.

ಸಹಿ/-

(ಸಿ.ಟಿ. ನಾರಾಯಣ ಸ್ವಾಮಿ)

ಸರ್ಕಾರದ ಅಧೀನ ಕಾರ್ಯದರ್ಶಿ

ನಗರಾಭಿವೃದ್ಧಿ ಇಲಾಖೆ

1. ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ನಿರ್ದೇಶಕರು, ನಗರ ಯೋಜನಾ ಇಲಾಖೆ, ಬೆಂಗಳೂರು.
2. ನಿರ್ದೇಶಕರು, ಪೌರಾಡಳಿತ ನಿರ್ದೇಶನಾಲಯ, ಬೆಂಗಳೂರು
3. ಎಲ್ಲಾ ಜಿಲ್ಲಾಧಿಕಾರಿಗಳಿಗೆ.
4. ಎಲ್ಲಾ ಆಯುಕ್ತರು, ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರಗಳಿಗೆ
5. ಎಲ್ಲಾ ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳು, ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರಗಳು / ಪುರಸಭೆ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರಗಳು
6. ಎಲ್ಲಾ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, ಶಾಖಾ ಕಛೇರಿಗಳು
7. ಶಾಖಾ ರಕ್ಷಾ ಕಡತ
8. ಹೆಚ್ಚುವರಿ ಪ್ರತಿಗಳು

Annexure -3

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
(ಕಾರಾಗೃಹ ಇಲಾಖೆ)

ಸಂಖ್ಯೆ: ಎಡಿಎಂ/ಸಿಆರ್-90/95-96

ಹೆಚ್ಚುವರಿ ಮೋಲೀಸ್ ಮಹಾ ನಿರ್ದೇಶಕರು ಮತ್ತು
ಕರ್ನಾಟಕ ಕಾರಾಗೃಹಗಳ ಮಹಾ ನಿರೀಕ್ಷಕರ ಕಛೇರಿ
ನಂ. 4, ಶೇಷಾದ್ರಿ ರಸ್ತೆ, ಬೆಂಗಳೂರು □ 560009
ದಿನಾಂಕ : 11-09-2009

ಸುತ್ತೋಲೆ

ವಿಷಯ: ಕಾರಾಗೃಹಗಳ ಮುಖ್ಯ ಕಾಂಪೌಂಡ್ ಗೋಡೆಗೆ ಹೊಂದಿಕೊಂಡಂತೆ
ಸಮೀಪದಲ್ಲಿಯೇ ಸಾರ್ವಜನಿಕರು ಕಟ್ಟಡಗಳು/ ಮನೆಗಳನ್ನು
ನಿರ್ಮಿಸುತ್ತಿರುವ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ : ಸರ್ಕಾರದ ಪತ್ರ ಸಂಖ್ಯೆ ನಂ. 93 ಪಿಆರ್‌ಎ 2004.

ದಿನಾಂಕ: 24-08-2006

ಇತ್ತೀಚೆಗೆ ರಾಜ್ಯದ ವಿವಿಧ ಕಾರಾಗೃಹಗಳಲ್ಲಿನ ಮುಖ್ಯ ಕಾಂಪೌಂಡ್ ಗೋಡೆಗೆ ಹೊಂದಿಕೊಂಡಂತೆ ಸಾರ್ವಜನಿಕರು ವಾಸದ ಮನೆಗಳು/ ವಾಣಿಜ್ಯ ಕಟ್ಟಡಗಳನ್ನು ನಿರ್ಮಾಣ ಮಾಡುತ್ತಿರುವುದು. ಈ ಕಛೇರಿ ಗಮನಕ್ಕೆ ಬಂದಿದ್ದು ಇದರಿಂದ ಕಾರಾಗೃಹದ ಭದ್ರತೆಗೆ ತೀವ್ರ ರೀತಿಯಲ್ಲಿ ಧಕ್ಕೆ ಉಂಟಾಗುತ್ತಿದ್ದು, ಅದುದರಿಂದ ರಾಜ್ಯದಲ್ಲಿನ ಕಾರಾಗೃಹಗಳ ಭದ್ರತಾ ದೃಷ್ಟಿಯನ್ನು ಗಮನದಲ್ಲಿಟ್ಟುಕೊಂಡು ಜೈಲಿನ ಸುಗಮ ಆಡಳಿತಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯಲ್ಲಿ ಧಕ್ಕೆ ಆಗದಂತೆ ಕಾರ್ಯ ನಿರ್ವಹಿಸಲು ಅನುವಾಗುವಂತೆ ಕಾರಾಗೃಹಗಳ ಮುಖ್ಯ ಗೋಡೆಯಿಂದ 100 ಮೀಟರ್ ಪ್ರದೇಶದಲ್ಲಿ ಜೈಲಿನ ಕಟ್ಟಡಗಳನ್ನಲ್ಲದೇ ಇತರೆ ಯಾವುದೇ ಕಟ್ಟಡಗಳನ್ನು ನಿರ್ಮಿಸಲು ಅನುಮತಿ ನೀಡದಂತೆ ಹಾಗೂ ಈಗಾಗಲೇ ಇದ್ದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ರೀತಿ ವಿಸ್ತರಿಸದಂತೆ ಸರ್ಕಾರದ ಕಂದಾಯ ಇಲಾಖೆಯಿಂದ ಸೂಕ್ತ ಸರ್ಕಾರಿ ಆದೇಶವನ್ನು ತರಿಸಿಕೊಡುವಂತೆ ಒಳಾಡಳಿತ ಇಲಾಖೆಯನ್ನು ಕೋರಲಾಗಿತ್ತು.

ಆ ಮೇರೆಗೆ ಮೇಲ್ಕಂಡ ಪ್ರಸ್ತಾವನೆಯನ್ನು ಕೂಲಂಕುಷವಾಗಿ ಪರಿಶೀಲಿಸಿದ ಸರ್ಕಾರವು ಉಲ್ಲೇಖಿತ ಪತ್ರದಲ್ಲಿ (ಪ್ರತಿ ಲಗತ್ತಿಸಿದೆ) ಕೆಳಕಂಡಂತೆ ಸ್ಪಷ್ಟೀಕರಣ ನೀಡಿರುತ್ತದೆ.

“The Local bodies cannot indefinitely prohibit development in that area. It can be done for a period of 5 Years, during which time the Department should take steps to Aquire the land maintain it as a park”

ಅದುದರಿಂದ ಈ ಮೇಲಿನ ಅಂಶಗಳನ್ನು ಸಂಬಂಧಿಸಿದ ಎಲ್ಲಾ ಅಧಿಕಾರಿಗಳ ಗಮನಕ್ಕೆ ತಂದು ಕಾರಾಗೃಹಗಳ ಮುಖ್ಯ ಗೋಡೆಯಿಂದ 100 ಮೀಟರ್ ಅಂತರದಲ್ಲಿ ಪ್ರದೇಶದಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಯಾವುದೇ ಸಾರ್ವಜನಿಕ ಕಟ್ಟಡಗಳು ನಿರ್ಮಾಣವಾಗದಂತೆ ತಕ್ಷಣದಿಂದಲೇ ಜಾರಿಗೆ ಬರುವಂತೆ ನೋಡಿಕೊಳ್ಳಲು ಒಂದು ವೇಳೆ

ಅಂತಹ ಪ್ರಕರಣಗಳು ಯಾವುದಾದರೂ ಇದೇ ಎಂದು ಕಂಡು ಬಂದಲ್ಲಿ ತಕ್ಷಣ ಅದನ್ನು ತಡೆಯಲು ಸೂಕ್ತ ಕ್ರಮ ಕೈಗೊಳ್ಳುವುದು

ಹಾಗೂ ಸಂಬಂಧಿಸಿದ ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಸಹಾಯಕ ಆಯುಕ್ತರು/ ಕಂದಾಯಾಧಿಕಾರಿಗಳನ್ನು ಭೇಟಿ ಮಾಡಿ ನಿಯಮಾನುಸಾರ 100 ಮೀಟರ್ ವ್ಯಾಪ್ತಿಯಲ್ಲಿನ ಜಮೀನನ್ನು ಈ ಇಲಾಖೆಗೆ ಭೂಸ್ವಾಧೀನ ಪಡಿಸಿಕೊಳ್ಳಲು ಅಗತ್ಯ ಕ್ರಮ ಕೈಗೊಳ್ಳುವುದು. ಮುಂದುವರೆದು ಜಸ್ವೀಸ್ ಮುಲ್ಲಾರವರ ನೇತೃತ್ವದ ಅಖಿಲ ಭಾರತ ಜೈಲು ಸುಧಾರಣಾ ಸಮಿತಿಯು ತನ್ನ ವರದಿಯಲ್ಲಿ (ಭಾಗ-5 ಪುಟ 368ರ 45ನೇ ಶಿಫಾರಸ್ಸಿನಂತೆ) ಕಾರಾಗೃಹಗಳ ಮುಖ್ಯ ಗೋಡೆಯಿಂದ 100 ಮೀಟರ್ ಅಂತರದಲ್ಲಿನ ಪ್ರದೇಶದಲ್ಲಿ ಜೈಲಿನ ಕಟ್ಟಡಗಳನ್ನಲ್ಲದೇ ಇತರೆ ಯಾವುದೇ ಕಟ್ಟಡಗಳನ್ನು ನಿರ್ಮಿಸಬಾರದೆಂದು ಶಿಫಾರಸ್ಸು ಮಾಡಿರುತ್ತದೆ. ನದರಿ ಶಿಫಾರಸ್ಸನ್ನು ಕೂಡ ಸರ್ಕಾರ ಒಪ್ಪಿರುತ್ತದೆ.

ಅಖಿಲ ಭಾರತ ಜೈಲು ಸುಧಾರಣಾ ಸಮಿತಿಯ 45ನೇ ಶಿಫಾರಸ್ಸಿನ ಭಾಗ-5 ಪುಟ 368ರ ಉದ್ಭುತ ಭಾಗ

No building other than prison building should be constructed within 100 meters of the prison Campus.

ಅದುದರಿಂದ ಮೇಲ್ಕಂಡ ಎಲ್ಲಾ ಅಂಶಗಳನ್ನು ಗಮನದಲ್ಲಿಟ್ಟುಕೊಂಡು ಸರ್ಕಾರದ ಪತ್ರದಲ್ಲಿ ನೀಡಿರುವ ನಿರ್ದೇಶನದಂತೆ ಮತ್ತು ಜಸ್ವೀಸ್ ಮುಲ್ಲಾರವರ ನೇತೃತ್ವದ ಅಖಿಲ ಭಾರತ ಜೈಲು ಸುಧಾರಣಾ ಸಮಿತಿಯ 45ನೇ ಶಿಫಾರಸ್ಸುಗಳನ್ನು ಅನುಷ್ಠಾನಗೊಳಿಸುವ ಸಲುವಾಗಿ ಕಾರಾಗೃಹಗಳ ಮುಖ್ಯಗೋಡೆಯಿಂದ 100 ಮೀಟರ್ ಅಂತರದಲ್ಲಿ ಅನಿಧಿಕೃತ ಕಟ್ಟಡಗಳ ನಿರ್ಮಾಣ ಕಾಮಗಾರಿಗಳನ್ನು ತಡೆಯಲ್ಲಿ ಸಂಬಂಧಿಸಿದ ಕಂದಾಯಾಧಿಕಾರಿಗಳನ್ನು / ನಗರಸಭೆ/ ಪುರಸಭೆ ಇತ್ಯಾದಿ ಸಂಸ್ಥೆಗಳ ಮೂಲಕ ಅಗತ್ಯ ಕ್ರಮ ಕೈಗೊಳ್ಳುವುದು.

ಈ ನಿಟ್ಟಿನಲ್ಲಿ ಇನ್ನು ಮುಂದೆ ಕಾರಾಗೃಹಗಳ ಅಧೀಕ್ಷಕರು ಸ್ಥಳೀಯ ಮಟ್ಟದಲ್ಲಿ ಜಿಲ್ಲಾಡಳಿತದೊಂದಿಗೆ ಮತ್ತು ಸಂಬಂಧಿಸಿದ ಎಲ್ಲಾ ಅಧಿಕಾರಿಗಳೊಂದಿಗೆ ನಿರಂತರ ಸಂಪರ್ಕವಿಟ್ಟುಕೊಂಡು ಅವರ ಸಹಯೋಗದೊಂದಿಗೆ ಕಾರಾಗೃಹಗಳ ಮುಖ್ಯಗೋಡೆಯಿಂದ 100 ಮೀಟರ್ ಅಂತರದಲ್ಲಿನ ಪ್ರದೇಶದಲ್ಲಿ ಜೈಲಿನ ಕಟ್ಟಡಗಳಲ್ಲದೆ ಇತರೆ ಯಾವುದೇ ಕಟ್ಟಡಗಳು ತಲೆ ಎತ್ತದಂತೆ ಸೂಕ್ತ ನಿಗಾ ವಹಿಸಿಕೊಂಡು ಕಟ್ಟುನಿಟ್ಟಾಗಿ ಮೇಲ್ಕಂಡ ಸೂಚನೆಗಳನ್ನು ಪಾಲಿಸಿಕೊಂಡು ಕಾರ್ಯ ನಿರ್ವಹಿಸಲು ಸೂಚಿಸಿದೆ. ಮೇಲಿನ ಸೂಚನೆಗಳನ್ನು ಪಾಲಿಸುವಲ್ಲಿ ಯಾವುದೇ ರೋಪದೋಷಗಳಾಗಿ ಅನಧಿಕೃತ ಕಟ್ಟಡಗಳು ತಲೆ ಎತ್ತಿದ್ದಲ್ಲಿ ಅಧೀಕ್ಷಕರನ್ನೇ ನೇರ ಹೊಣೆಗಾರರನ್ನಾಗಿ ಮಾಡಲಾಗುವುದು.

ಸುತ್ತೋಲೆ ತಲುಪಿದ್ದಕ್ಕೆ ಸ್ವೀಕೃತಿಯನ್ನು ಸಲ್ಲಿಸುವುದು.

ಸಹಿ/-

ಹೆಚ್ಚುವರಿ ಮೋಲೀಸ್ ಮಹಾ ನಿರ್ದೇಶಕರು ಮತ್ತು

ಕರ್ನಾಟಕ ಕಾರಾಗೃಹಗಳ ಮಹಾ ನಿರೀಕ್ಷಕರು

ಉಪ ಮಹಾ ನಿರೀಕ್ಷಕರು/ ಅಧೀಕ್ಷಕರು/ಕೇಂದ್ರ ಕಾರಾಗೃಹ/ಜಿಲ್ಲಾ ಕಾರಾಗೃಹ/ ಜಿಲ್ಲಾ ಕೇಂದ್ರ ಉಪಕಾರಾಗೃಹ/ ವಿಶೇಷ ಉಪ ಕಾರಾಗೃಹ/ ತಾಲೂಕು ಉಪಕಾರಾಗೃಹ _____

ಬಾಲಪರಾಧಿಶಾಲೆ, ಧಾರವಾಡ, ಪ್ರಾಂಶುಪಾಲರು, ಕಾರಾಗೃಹ ಸಿಬ್ಬಂದಿ ತರಬೇತಿ ಸಂಸ್ಥೆ, ಮೈಸೂರು/ ಬಯಲು ಬಂದೀಖಾನೆ, ಕೋರಮಂಗಲ.

KA / BG - GPO/ 2515 /WPP-47/ 2009 - 2011



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ಪತ್ರಿಕೆ

ಭಾಗ - IV-A	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ಜುಲೈ 2, 2011 (ಅಷಾಢ/೧೬, ಶಕ ವರ್ಷ ೧೯೩೩)	ನಂ. ೬೩೮
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HOME SECRETARIAT

NOTIFICATION

No. HD 33 SFB 2011, BANGALORE, DATED: 7-7-2011

Whereas Section 13 of the Karnataka Fire Services Act, 1964 provides that the State Government may by notification in the Official Gazette, require owners or occupiers of premises in any area or any class of premises used for purposes which in its opinion are likely to cause a risk of fire, to take such precautions as may be specified in the notification.

Whereas the Hon'ble High Court of Karnataka in its interim order dated: 06-06-2011 in W.P. No. 38073/2010 has directed the State Government to issue an appropriate notification as is contemplated under Section 13 of the Karnataka Fire Services Act, 1964.

Whereas the Director General, Fire and Emergency Services and Commissioner, BBMP have submitted joint action plan to the State Government, in pursuance of the orders of the Hon'ble High Court.

Whereas the Government of Karnataka has examined the joint action plan submitted by the Director General, Fire and Emergency Services and Commissioner BBMP.

Now, therefore, in exercise of the powers conferred under Section 13 of the Karnataka Fire Services Act, 1964 the Government of Karnataka hereby frames preventive measures for Buildings of 15 mtrs & above in height in respect of High rise buildings, and other important public places to save life and property of the general public.

High Rise Building

- 1) Bruhat Bangalore Mahanagara Palike or Local Municipal Authority shall not grant Building Plans/Licenses without obtaining No Objection Certificate from Fire and Emergency Services.

- 2) In High rise buildings, wherein fire safety measures are required to be provided under the building bye laws/ Zonal regulations, national Building Code as well as under other provision which are applicable, the builders, developers, organizers, contractors, architects and engineers, society, association of persons etc constructing buildings shall provide fire safety measures as per provisions and without such measures, the BBMP shall not grant occupancy certificate.
- 3) So far as the existing but occupied buildings and buildings under construction are concerned, the BBMP or Local Municipal Authority shall not grant occupancy certificate unless and until sufficient fire protection system is installed, before the building is made operational and is certified by the Fire Officer not below the rank of District Fire Officer & nominated by the Director General, Fire & Emergency Services.
- 4) The Fire Safety certificate issued by the Fire and Emergency Services Department should be produced to the BBMP and Local Municipal authority for renewal of the permission issued once in two years. That the fire officer not below the rank of District Fire Officer as authorized by the Director General, Fire and Emergency Services along with a representatives of the tenants or occupants association or any of the tenants of the building, in case of a commercial building and a representative of the residents association or a resident of any residential building, shall carry out biennial checking to ascertain, whether fire safety measures provided in the High rise buildings are as per applicable law, rules, regulations and Bye-laws. For this purpose, it shall be the duty of every tenants, association/residents association, if any or otherwise the builder/owner/developer to ensure that a representative is nominated for periodical fire inspections. Such representative shall be notified Seven days in advance of the fire inspection. In case such representative is unable to remain present for inspection, any other tenant/resident of the building shall be nominated as the representative for the purpose of inspecting. Upon completion of inspection, the Inspecting Officer shall prepare a detailed report in the proforma prescribed by Fire and Emergency Services Department indicating the fire safety compliances and lapses. The Inspecting Officer shall obtain an acknowledgement after handing over the report to the concerned.
- 5) The owner/Association of all High rise buildings shall get their building inspected by the agencies empanelled by the Fire and Emergency Services Department to ensure that the fire equipment installed are in good and workable condition. An affidavit about the working conditions of system along with inspection report shall be submitted to the Fire and Emergency Services Department and BBMP or Local Municipal Authority once in every two years.
- 6) The Inspecting Officer not below the rank of District Fire Officer nominated by the Director General of Police & Director General, Fire & Emergency Services shall also carry out surprise checking at least once in two years, to ascertain whether fire safety measures provided in the High rise buildings are as per applicable law, rules, regulations and bye laws of local authority.

- 7) During such inspection, the Officer In-charge shall satisfy himself that there are no deviations/alterations affecting the fire safety measures. The failure to comply with the Fire Safety Measures prescribed by the concerned authorities, the occupier/developer/owner/builder be provided reasonable notice, which shall not be more than three months in any case, to ensure compliance. The occupier/developer/owner/builder shall rectify the lapses as pointed out in the notice and intimate the Officer in-charge regarding compliance within the period prescribed. Upon intimation from the occupier/developer/owner/builder of compliance the Officer in charge along with the residents/tenants representative shall once again inspect the building to ascertain whether such lapses have been rectified or not.
- 8) If occupier/ developer/ owner/ builder has failed to intimate that the lapses have been rectified during the period prescribed by the Fire Officer or, if upon such intimation and re-inspection, the Fire Officer concludes that the lapses have not been attended, the Fire Officer shall immediately intimate BESCO, GESCO, HESCO, CHESCO and other electric supply companies etc, to disconnect electricity connection and also seal the building to prevent fire hazards and save lives and property of general public. The Fire Officer shall also intimate the failure to rectify the lapses to BBMP and other Municipal authority. Upon such intimation, the BBMP and other Municipal authorities shall suspend the occupancy certificate for the High rise building.
- 9) After such disconnection of power and electricity and sealing of the building, the occupier/ developer/ owner/ builder shall only be allowed ingress/egress to ensure compliance with fire safety requirements. Once all the lapses are attended and repaired, the occupier/ developer/ owner/ builder shall intimate the concerned Fire Officer. The Fire Officer, if satisfied upon re-inspection that necessary compliances have been achieved, shall allow the building open for ingress and egress. Electricity shall be restored by competent Authorities only after specific intimation by the concerned Fire Officer in that regard. The occupancy certificate shall also have to be obtained afresh from the BBMP or other Local Municipal authorities by producing the certificate of compliance issued by the Fire Officer.
- 10) Whenever safety violations or infringements after grant of NOC by the Fire and Emergency Services Department are noticed adequate steps should be taken by Fire & Emergency Services Department to launch criminal prosecution under the provisions of the Fire Services Act, 1964 and also other applicable law by lodging a First Information Report with Jurisdictional Police Station against the occupier/ developer/ owner/ builder, as the case may be.
- 11) The Fire and Emergency Services Department shall ensure that each and every High rise building in the city of Bangalore and other places of the State is inspected within a period of nine months from the date of issue of this notification for ascertaining compliance with fire safety laws, rules, regulations. Bye-laws etc.

- 12) Fire safety measures be installed in all Government High rise buildings within one year from the date of this Notification or Order.
- 13) High rise buildings which are, in violation of fire safety laws/Unauthorized construction shall not be entitled to benefits of the Akrama-Sakrama or any such schemes. The builder/developer/owner to eliminate fire hazards, should ensure good house keeping, both inside and outside the building.
- 14) The High Rise building constructed without prior "No Objection Certificate" and "Commencement Certificate" will also be inspected under this provision and cleared only if all the statutory regulations are complied as per local Building Bye-laws and National Building Code. In these cases the builder/occupier has to pay a penalty of four times the Government fee in force at the time of inspection.

By Order and in the name of the Governor of Karnataka,

B.Rajamma

Under Secretary to Government
Home Department
(Police Auxiliary Services)