C H A P T E R -11

ZONING REGULATIONS

1. INTRODUCTION

In order to promote public health, safety and the general social welfare of the community, it is necessary to apply control and reasonable limitation on the development of land and buildings. This is to ensure that most appropriate, economical and healthy development of the entire Kushalnagar local planning area including Kushalnagar town takes place in accordance with the land use plan, and its continued maintenance over the years. For this purpose, the LPA is divided into a number of use zones, such as residential, commercial, industrial, public and semi public, park and open space etc. Each zone has its own regulations, as the same set of regulations cannot be applied to the entire area.

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

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

The Zoning Regulations and its enforcement ensure proper land use and development control and form an integral part of the Master plan. It also ensures solutions to problems of developments under local conditions.

The present Zoning Regulations for Kushalnagar local planning area, are prepared under the provisions of Section 12(1)(a) of the Karnataka Town and Country Planning Act, 1961 are detailed below:

1.1. ESTABLISHMENT OF ZONES AND ZONAL MAPS

The entire area within the local planning area is divided into use zones such as residential, commercial, industrial, public and semi public, park and open

space etc., as shown in the enclosed maps, which together with all explanatory notes there on is hereby adopted and declared to be a part of these regulations.

The Zoning maps as approved by the government shall be identified by the seal of the Government. Any changes in the land uses that may be permitted by the Authority or the Government as the case may be, from time to time, shall be updated and attested. The maps as approved by the Government shall be kept in the office of the Kushalnagar Planning Authority and those shall be the Authoritative map for reference.

The map shall be available to the public and the local authorities in the office of the Kushalnagar Planning Authority for inspection during the prescribed hours on all working days.

1.2. ZONAL BOUNDARIES AND INTERPRETATION OF ZONING REGULATION

a. Where there is uncertainty as regard the boundaries of the zones in the approved maps, it shall be referred to the Authority whose decision shall be final;
b. For any doubt that may raise in interpretation of the provision of the Zoning Regulations, the Director of Town & Country Planning shall be consulted by the Authority.
c. For all building related queries such as room size etc., the NBC and for other left outs in this zoning regulation, for planning related queries URDPFI Guidelines should be referred.
d. Where there is uncertainty in identifying alignment of nala, canal, river, existing public road, railway line, high-tension line and any religious building position and also survey numbers boundaries in the approved maps it shall be referred to the actual position on ground and decision taken by the authority in this regard shall be final.

1.3. The Annexure I appended to the boundaries sets out the various uses of land

a) Permissible uses for plots.

b) Permissible uses in building sites.

c) Permissible uses under special circumstances as decided by the Authority in different Zones. Any land use other than what is permissible shall not be permitted by the authority.

The regulations governing minimum size of plot, maximum plot coverage, minimum set backs on four sides of the building, minimum road widths, maximum number of floors and maximum height of structures that could be permitted in various Zones should be with respect to the table specified in these regulations.

1.4 DEFINITIONS

1. In these Zoning Regulations, unless the context otherwise requires, the expressions given below shall have the meaning indicated against each of them.
2. **'Act'** means the Karnataka Town & Country Planning Act, (K.T.C.P.Act) 1961.
3. **'Addition or Alteration'** means a structural change from one use to another, or a structural change such as an addition to the area or height, or removal of part of building, or any change to the structure such as reconstruction or, cutting into or removal of any wall, partition, column, beam, toast, floor including a mezzanine floor, joint, floor or their support, or a change to or closing of any required means of ingress or egress.
4. **'Agriculture'** includes horticulture, farming, growing of crops, fruits, vegetables, flowers, grass, fodder, trees of any kind or cultivation of soil, breeding and keeping of livestock including cattle, horses, donkeys, mules, pigs, fish, poultry and bees, the use of land which is ancillary to the farming of land or any purpose aforesaid but shall not include the use of any land attached to a building for the purpose of garden to be used along with such building; and 'agriculture' shall be construed accordingly.
5. **'Amalgamation'** means clubbing of two or more building sites into one.
6. **'Amenity'** includes roads, streets, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting,

sewerage, drainage public works and other utilities, services and conveniences.

7. **'Apartment'** whether called block, chamber, dwelling unit, flat, suit, tenement, unit or by any other name, means a separate and self-contained part of any immovable property, including one or more rooms of enclosed spaces, located on one or more floors or any part thereof, in a building or on a plot of land, used or intended to be used for residential purpose.
8. **'Apartment building / multi-dwelling units'** means a building containing four or more apartments / dwelling units, or two or more buildings, each containing two or more apartments with a total of four or more apartments / dwelling units for all such buildings and comprising or part of the property.
9. **'Approved Development'** means any development (including buildings) which has been developed after obtaining approval/license from the licensing authority and also includes developments which existed before coming into force of Karnataka Municipal Corporation Act, 1976.
10. **'Auditorium'** means premises having an enclosed space to seat audience and stage for various activities such as concerts, plays, music etc.,
11. **'Authority'** means planning authority constituted under KTCP Act for Kushalnagar local planning area.
12. **'Applicant'** means any person who gives notice to the Authority for any approval with an intention to take up any development work.
13. **'Balcony'** means a horizontal cantilever projection with a hand rail or balustrade, to serve as passage or sit out place.
14. **'Basement storey or cellar'** means any storey, which is partly / wholly below the ground level. The basement height should not project more than 1.20m above the average ground level.
15. **'Bifurcation'** means sub-division of building site into two.
16. **Building includes;**
    a. A house, out-house, stable, privy, shed, well, verandah, fixed platform, plinth, door step and any other such structure whether of masonry, bricks, wood, mud, metal or any other material whatsoever;
    b. A structure on wheels simply resting on the ground without foundation;
    c. A ship,vessel, boat, tent and any other structure used for human habitation or used for keeping animals or storing any article or goods on land.

17. **'Building line'** means the line up to which the plinth of building may lawfully extend within the plot on a street or an extension of a street and includes the line specified, if any, or in any Scheme. No overhead projections are allowed beyond the building line.
18. **'Building site'** means site held for building purposes, earmarked for the specific non-agricultural use such as Residential and Non residential purpose.
19. **'Building set back'** is the minimum distance between any building or structure form the boundary line of the building site.
20. **'Bus Depot'** means premises used by public transport agencies or any other agency for parking, maintenance and repair of buses. This may include workshop, service station and wash areas.
21. **'Bus Terminal'** means a premise used by public or private transport agency to park the buses for short duration. It may include related facilities essential for passengers.
22. **'Carriageway'** means the clear width within the road right of the way without any obstructions such as drains, trees, electric poles, etc., the carriageway surface may be or may not be paved. Width of the carriage way or the width of the pavement depends on the width of the traffic lane and number of lanes.
23. **'Chejja'** means a continuous slopping or horizontal cantilever projection provided over an opening in the external wall, to provide protection from sun and rain.
24. **'Chimney'** means a structure usually vertical containing a passage or flue by which the smoke, gas, etc., of a fire or furnace are carried off by means of which a draught is created.
25. **"Civic Amenity"** means the following civic Amenities provided by the central or state government Department, Statutory body and local authority, namely:-

1) a) i) Water supply installation including treatment plants, storage reservoirs and intermediate pumping station

ii) Drainage and sanitary installations including septic tanks, soak pits and local sewage treatment plants

iii) Sub-station and Transformation yards

iv) Garbage collection, segregation and recycling centers; and

v) Public Toilets

b) i) Health facilities and Educational institution

ii) Markets, Milk booth and fair price shop

iii) Bus stations

iv) Area office or a service station of the local authority or the Karnataka Urban water supply and drainage board or the electricity supply companies (ESCOMs) and other government department and statutory bodies providing public utilities

v) Post office and banks;

vi) Gymnasiums and libraries, and;

vii) Police station and Fire station.

c) Central or state government offices, Recreation centers, Religious and Cultural activity centers;

d) Anganavadi centers and hostels run by the state government.

2) Convention centers built and run by the state Government.

3) Amenity run by an Institution on non-profitable basis like Education Institutions and Health facilities run on non-profitable nature, Religious and Cultural activity centers, Charitable or philanthropic services;

4) Any such other amenities that the Government may by notification specify.

26. 'Civic Amenity Site' means a site earmarked for civic amenity in a layout by the planning authority under section 17 of the KTCP Act.

27. 'Clinic' means a premises used for treatment of out-patients by a doctor.

28. 'Clinical laboratory' means a premises used for carrying out tests for diagnosis of ailments.

29. '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 of similar purpose ; professional services facilities, corporate offices software services offices of commercial undertakings and companies, petrol bunk, restaurants, lodges, nursing homes, cinema theatres, multiplex, kalyana mantapa, community hall and clubs run on commercial basis, banks, clubs Nursing homes & Hospitals for human care. 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.

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

    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. Any such 'common' or 'dividing' wall shall be considered for the purpose of these regulations, as being equivalent to an external wall as for as thickness and height are concerned.

31. **'Community Hall'** means congregational place to be developed by Government or Local bodies, Trust, Society, etc, having a maximum of 300sqm. Carpet area of hall without separate kitchen and dining. No upper floor shall be permitted.

32. **'Convention centre'** means premises having enclosed space for official meetings and discussions without cooking facilities.

33. **'Corner Plot / Building Site'** means a plot/building site facing two or more intersecting streets /roads.

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

35. **'Courtyard'** means a space permanently open to sky either in the interior or exterior of a building within the building site.

36. **'Covered Area'** means area covered by building / buildings immediately above the plinth level, but does not include the space covered by court yard at ground level, the garden, rocky area, well and well structures, plant, nursery, water pool, swimming pool, (if uncovered) platform around a tree, tank, fountain, bench with open top and unenclosed sides by walls and the like drainage, culvert, conduit, catch pit, gully pit, chamber, gutter and the like, (i) within the site, (ii) compound and boundary wall, gate, unstoreyed porch and portico, chejja, slide, swing, uncovered staircase, watchman booth, including toilet or pump house. The area covered by watchman booth / pump house shall not exceed each 15.0 Sq.m, sump tank, electric transformer and generator with enclosure, fire control room (maximum 4mx 4m) and security room (2mx2m) if provided outside the plinth of the

building for plots of more than 4000m².

37. **'Cross Wall'** means an internal wall within the building upto the roof level or lintel level.
38. **'Cultural Buildings'** means a building built by a trust, society, Government or local body for cultural activities.
39. **'Density'** means concentration of population expressed in terms of number of persons per hectare in a particular area.
40. **'Detached building'** means a building, the walls and roof of which are independent of any other building with open spaces on all sides, except the portion covered by the garage.
41. '**Development'** with its grammatical variations means the carrying out of building, engineering, mining or other operations in, or over or under land or making of any material change in any building or land or in the use of any building or land and includes sub-division or Amalgamation of any land.
42. **'Duplex'** means a residential apartment in two levels connected with an informal internal staircase.
43. **'Drain'** means any pipe or other construction emanating from a plumbing fixture unit, traps, gullies, floor traps, etc., which carries water, or waste water in a building and connects to the drainage system
44. **'Drainage'** means the removal of any waste liquid by a system constructed for this purpose.
45. **'Dwelling unit /Tenement'** means an independent housing unit with separate facility for living, cooking and sanitary requirements.
46. **'EWS Sites'** means building sites reserved for Economically weaker Section, which shall be of the area of size as notified by the Department of Housing, Government of Karnataka from time to time.
47. **'Existing development'** means all developments (including buildings) which existed before the coming into force of Karnataka Municipal Corporation act 1976 and all approved developments there after which are completed or under development at the time of commencement of these regulations.
48. **'Exit'** means a passage, channel or means of egress from any floor to a street or other open space of safety.

49. **'External wall'** means an outer wall of the building not being a partition wall even though adjoining a wall of another building and also a wall abutting on an interior open space of any building.
50. **'First floor'** means the floor immediately above the ground floor or stilt, on which second and other floors follow subsequently.
51. **'Flatted factory'** means a premise having group of non-hazardous small industrial units and these units may be located in multi storied industrial buildings.
52. **'Floor'** means the lower surface of storey on which one normally walks in a building. The general term 'floor' does not refer basement or cellar floor and mezzanine.
53. **'Floor Area Ratio'** means the quotient of the ratio of the total covered area of all floors, except the areas specially exempted under these regulations, to the total area of the plot / building site.

Floor Area Ratio =	**Total covered area of all the floors**
	Plot/ Building Site Area

54. **'Footing'** means the projecting courses at the base of wall/column to spread the weight over a large area.
55. **'Foundation'** means that part of structure which is below the lowest floor and which provides support for the superstructure and which transmits the load of the superstructure to the bearing strata
56. **'Frontage'** means the width of any site / land abutting the access / public road.
57. **'Garage'** means a structure designed or used for the parking of vehicles.
58. **'Gas godown'** means premises where LPG cylinders are stored.
59. **'Government'** means the Government of Karnataka.
60. **'Ground coverage'** means are covered by the building immediately above the ground level contiguous to the building, Covered area does not include the space covered by ramps around the building, roof of basement floor beyond the plinth of the building projecting above the ground level, structures for services permitted in the setback area, garden, rocky area, well and well structures, horticulture nursery, platform around tree, tank, foundation, bench with open top and enclosed sides by walls, cutouts and

ducts which are open to sky, culvert, conduit, catch-pit, compound or boundary walls, gate, unstoreyed porch or portico, chejja, slide, swing, uncovered staircase, watchman rooms, pump house and the like , within the site.

61. **'Ground floor'** means the floor immediately above the level of the adjoining ground level on all sides or above the basement floor.
62. 'Guidance value' means the value of the land/building fixed by the Department of Stamps & as per the provision of the Karnataka Stamp Act, 1957.
63. **'Group Housing'** means apartments or group of apartments on a minimum plot size of 0.40 hectare or more with one or more floors and with one or more dwelling units in each floor. They are connected by an access of not less than 3.5m in width, if they are not approachable directly from the road.
64. **'Habitable Room'** means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, cooking but does not include bathrooms water closets compartments, laundries serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods.
65. **'Hazardous building'** means a building or part other used for:

    1. Storage handling, manufacture of procession of radioactive substances or of highly combustible or explosive materials or of products which are liable to burn with extreme rapidity and producing poisonous fumes or explosive emanations.

    2. Storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalies, acids, or other liquids, gases or chemicals producing flame, fumes and explosive mixtures, etc. or which result in division of matter into fine particles capable of spontaneous ignition.
66. **'Head room'** where a finished ceiling is not provided the lower side of the joists or beams or tie beams shall determine the clear head room.
67. **'Height of building'** means the vertical distance measured in the case of flat roofs from the average level of ground around and contiguous to the height of the building (i.e., last floor terrace top) 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, water tank, chimneys, lift room, starecase head room, pent house and parapet are also excluded for the purpose of measuring height. The aggregate area of such structures shall not exceed 1/10 th of roof area of the building upon which they are erected.

68. **'Heritage Building'** means a building processing architectural aesthetic, historic or cultural values, which is declared as a heritage building by the competent Authority within whose jurisdiction such building is situated.
69. **'Heritage Precinct'** means an area comprising heritage building or buildings and precincts there of or related places which is declared as such by competent Authority within whose jurisdiction such building is situated.
70. **'High Density Development'** means development which includes star hotels, shopping malls, multiplexes, commercial complexes.
71. **'High-rise building'** means a building with ground floor plus four or more floors above the ground floor or a building having height of 15m and above including stilt floor. The building shall be permitted on a plot of minimum depth / width of 21m. However, chimneys, cooling towers, boiler, staircase head rooms, lift machine rooms, cold storage and other non-working areas in case of industrial buildings, water tanks, and architectural features in respect of other buildings may be treated as a non-High-Rise building.
72. **"Hotels":** A premises used for lodging on payment with or without boarding facilities.
73. **"Hospital"** is premises providing medical facilities of general or specialized nature for treatment of inpatients and outpatients.
74. **'Integrated Residential Schools'** means a premise having educational and playing facilities for students up to XII standard and also having boarding facilities for students and faculty members.
75. **'Industrial building'** means a building wholly or partly used as factory, for the manufacture of products of all kinds and related activities.
76. **'Junk Yard'** means premises for covered semi covered or open storage including sale and purchase of waste goods, commodities and materials.
77. **'Kalyana Mantap'** means premises where marriages, social and religious functions are conducted with cooking facilities.

78. '**Land use'** includes the purpose to which the site or part of the site or the building or part of the building is in use or permitted to be used by the Authority. Land use includes zoning of land use as stipulated in the Master plan and the zoning regulation.
79. **'layout or sub-division of plot'** means subdivision of one or more plots, held in one ownership or joint ownership, by laying out roads for the formation of building sites and earmarking area for park and open spaces, civic amenity sites, public utilities, parking etc as per the provisions of section 17 of the KTCP Act, 1961.
80. **'Layout Plan'** means a plan of the layout drawn to scale showing individual building sites, residential, non-residential or industrial, as the case may be, along with roads, park and open spaces, civic amenity sites, public utilities, parking etc.
81. **"License"** means an authorization or permission in writing by the local authority to carry out any building construction.
82. **'Local Authority'** means the Municipalities and panchayaths within the jurisdiction of the Authority.
83. **'Lodging'** is a premises used for lodging on payment.
84. **'Loft'** means a residual space above normal floor level, which may be constructed or adopted for storage purposes.
85. **'Lift'** means an appliance designed to transport persons or materials between two or more levels in a vertical direction by means of a guided car platform.
86. **'Master Plan'** means Master Plan prepared for the Local Planning Area of Kushalnagar and which is approved by the Government under the Karnataka Town & Country planning Act, 1961.
87. **'Mezzanine floor'** means an intermediate floor between the ground floor and first floor with an area of mezzanine floor restricted to 1/3 of the area of that of the ground and with a minimum height of 2.20m. Mezzanine floor is permitted in commercial buildings and not permitted in Residential buildings. Such Mezzanine Floor shall be accessible only from the Ground Floor.
88. **'Multilevel car parking'** means multilevel R. C. C. structure used for car parking connected to all floors by means of ramps /mechanical elevators.

MLCP can be an independent structure or part of a building with other land uses.

89. **"Multiplex"** means, a building housing an entertainment and cultural centre including cinema theatres, restaurants, food courts, shops etc.
90. **"Nursing Home"** means, a premise having medical facility for inpatients and outpatients, providing up to 30 beds.
91. **'Open spaces'** means an area forming an integral part of the plot/building site left open to sky in a building (same as setback).
92. **'Owner'** includes the person for the time being receiving or entitled to receive whether on his own account or as an agent, power of attorney holder, trustee, guardian, manager or receiver for another person or for any religious or charitable purpose, the rent or profits of the property in connection with which the word is used.
93. **'Parapet'** means a low wall or railing built along the edge of a roof.
94. **'Parking space'** means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles together with driveway connecting the parking space with a street or any public area and permitting the ingress and egress of the vehicles.
95. **'Park and Open space'** means an area used for leisure, recreational activities, such as sports ground, stadium, playground, Parks, other recreational uses, cemeteries, crematoria, etc., may have related landscaping, public toilet and fence.
96. **'Pent house'** means a covered space not exceeding 10 Sq.m on the roof of the building, which shall have at least one side completely open. Such area shall be included in FAR calculations.
97. **'Playground'** means a area used for outdoor games, it may have on it landscaping, parking facilities and public toilet.
98. **'Plinth'** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
99. **'Plinth area'** means the built-up covered area of the building / buildings immediately above plinth level.
100. **'Plinth level'** means the level of the floor of a building immediately above the surrounding ground.
101. **'Plot'** means a continuous portion of land held in one ownership.

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

103. **'Public and semi-public buildings'** means a building used or intended to be used by the public and owned by State or Central Government or Quasi Government or Local Authorities such as offices, a church, temple, mosque, or any space of public worship, dharmashala, college, school, library, theatre for cultural activities, public concert room, Recreational institutions of non-commercial nature, public hall, hospital run by public institutions, public exhibition hall, lecture room or any other place of public assembly.

104. **'Pump Room'** means the room provided below ground level adjacent to the sump tank to house various types of pumps with self-priming mechanism. However, the entrance shaft of the pump room of maximum 2m x 2m may be permitted above the ground level.

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

106. **'Recreational Club'** is a premise used for assembly of a group of persons for social and recreational purposes with all related facilities.

107. **'Repair Shop'** is a premise similar to retail shop for carrying out repair of house hold goods, electronic gadgets, automobiles, cycles etc.,

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

109. **'Retail Shop'** is a premise for sale of commodities directly to the consumer with necessary storage.

110. **'Right of way (ROW)'** is the width of land acquired for the road, along its alignment. It should be adequate to accommodate all the cross sectional elements of the highway and many reasonably provide for future development. To prevent development along highways, control line and building line shall be provided. Control line is a line which represents the nearest limits of future uncontrolled building activity in relation to a road. Building line represents a line on either side of the road; between which no building activity is permitted at all.

111. **'Road Width'** 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 of a multiple roads, the width of the road parallel to the site shall be considered.

112. **'Room height'** means the vertical distance measured between the finished floor surface and the finished ceiling surface. Where a finished ceiling is not provided, the underside of the joists or beams or tie-beams shall determine the upper point of measurement. The minimum height of the room shall be 2.75m.

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

114. **'Semi Detached Buildings'** means a building detached on three sides with open spaces as specified in these regulations.

115. **'Service Apartments'** means fully furnished room or suite or rooms with kitchen which is intended to be used on rental basis.

116. **'Service industry'** means an industry where services are offered with or without power aggregate capacity of power shall not exceed 10 HP and the sital area shall not exceed 240 Sq. m service industry shall be permitted in the Residential Zone under special circumstances as given in Schedule - I.

117. **'Services'** means activities incidental to the land use of the building such as electrical substation, electrical panel room, generator, HVAC (Heating, Ventilation and Air conditioning) facilities, plumbing and sanitary facilities, STP, refrigeration and cold storage, firefighting facilities, building management systems, car park management facilities and similar such activities.

118. **'Service road'** means a road / lane provided adjacent to a plot for access or service purposes at the case may be and shall be parallel to the main road and may or may not be at same grade with the main road.

119. **'Setback'** means the minimum distance prescribed under these Zoning Regulations between the plot boundary and the plinth of the building.

120. **'Staircase Room'** means a room accommodating the stairs and for purpose of providing protection from weather and not used for human habitation.

121. **'Stilt Floor'** means a floor consisting of columns used only as vehicle parking. The clear height of the stilt floor i.e. from the floor to bottom of the slab/beam whichever is lower, shall be a minimum of 2.40m. and shall not exceed 2.7m. All sides of the stilt parking shall be open. The height shall be considered for calculating the total height of the building, in case of mechanical or multi-level parking the maximum height of the stilt floor shall be 4.50m. Parking area provided on the stilt floor shall be exempt from the calculation of FAR.
122. **'Stilt parking'** means building constructed with stilt area of non-habitable height (less than 3.0m) used for parking.
123. **'Storey'** means the space between the surface of one floor and surface of the other floor vertically above or below. The minimum floor to floor height shall not be less than 2.9m.
124. **'Subdivision of building site'** means sub-division of a building site into more than two.
125. **'TDR'** means – Transferable Development Rights available for plots as prescribed under K. T. C. P. Act or as per Government notifications as and when notified.
126. **'Villa'** means an independent house/dwelling on a given plot.
127. **'Wholesale'** means an area where goods and commodities are sold or delivered to retailers. The premises include storage/go down, loading and unloading facilities.
128. **'Zoning Regulations'** means Zoning of Land use and Regulations prepared under the Karnataka Town and Country Planning Act, 1961 prescribing the uses permissible in different land use zones, the open spaces around buildings, plot coverage, floor area ratio, height of the building, building lines, parking, etc.

Note:

1. The words and expressions not defined in these regulations shall have the same meaning as in the Karnataka Town & Country Planning Act, 1961 and Rules, the model Building Bye Laws of Karnataka Municipal Act, 1964 and National Building Code of India 2016.
2. All permissions accorded by Planning Authority Government prior to

coming into force of these Zoning Regulation shall be treated as conforming uses irrespective of the classification made in the Master Plan 2031. These permissions shall be allowed on a case by case basis only.

ANNEXURE-I

2. LAND USE ZONE

Classification of land uses or developments that is permissible.

1. Residential (R)
2. Commercial (retail and wholesale business) (C)
3. Industrial (I)
4. Public and semipublic (P&SP)
5. Public utilities (PU)
6. Open space, parks and playgrounds (O, P &PG)
7. Transportation and Communication (T & C)
8. Agricultural land (A)
9. water sheet (W)

Uses of land that is permissible by the Kushalnagar Planning Authority shall be as follows.

1. RESIDENTIAL ZONE

a. Permissible uses for plots

i) All kinds of residential developments. Dwelling units/tenements, Plotted residential developments, villas, semidetached houses, apartments, hostels, multi-dwelling housing, group housing, service apartments.

ii) KPTCL counters, Milk Booths, HOPCOM Centers.

iii) Medical shop, Flour mill with power up to 5HP, coffee grinding works, tailoring shop, hair cutting saloon, beauty parlor, laundry, dry cleaning and ATMs, STD booths, mobile phone service repairs.

iv) Bus Shelters, P&T Offices.

v) Park, Open Space, Playgrounds, Public & Semi-Public Uses, Roads and Commercial uses in the layout plan as specified in the subdivision regulations.

vi) Neighbourhood or convenience shops built up area limited to 20 Sq.m.

vii) Fuel storage depots, filling stations, LPG godown (as per Govt. Order no. na ah e 268 my aa praa 2014, date: 16-12-2019) provided it satisfies all required norms of safety.

b. Permissible uses in Residential Building sites

i) All kinds of residential developments.

ii) Dwelling units/tenements, Plotted residential developments, villas, semidetached houses, apartments, hostels, multi-dwelling housing, group housing, service apartments.

iii) Neighbourhood or convenience shops built up area limited to 20 Sq.m

c. Permissible uses under special circumstances by the Authority

i) Hostels including working women and gents Hostel, Old age Homes, Orphanages, Service Apartments & Integrated townships.

ii) Doctors consulting rooms, Office of advocates provided the applicant himself is a professional.

iii) Places of worship

iv) Public libraries

v) Cemeteries, Burial grounds

vi) Public Toilets

vii) Vehicle parking including MLCP

viii) Municipal, State and Central Government offices, public utility buildings, cemeteries, golf clubs, banks, nursing homes, hospitals (with a minimum site area of 750 Sq. m and the site is abutting a road of minimum 12 m. width), philanthropic uses,

ix) Computer training institutes.

x) Telephone Exchange, Telecommunication & Microwave Towers and Stations subject to production of the structural stability certificate from a registered structural engineer and obtain/procure the necessary permission from the "Standing Advisory Committee On Radio Frequency Allocation" (SACFA) issued by ministary of telecommunications.

xi) Wine fermentation unit and Honey/Honeybee farming.

xii) Service industries listed in schedule-I (power up to 20Hp).

xiii) School offering lower primary school, kinder garden/kids play area ,

daycare centres, crèche (with a minimum site area of 500 Sq. m for nursery school and 1000 Sq.m for lower primary school).

NOTE:

1. For uses permitted under special circumstances, the site/plot shall about the road of minimum 9m width.
2. When service apartments are permitted, fee under section 18 of K.T.C.P Act, 1961 for commercial use shall be levied.

2. COMMERCIAL ZONE

a. Permissible uses in plots

Resorts, Home stays, Offices, shops, shopping/ commercial complexes and service establishment like hair dressing saloons, massage centers, beauty parlor, laundries, dry cleaning and tailoring shops , restaurants, hotels, conference hall, boarding and lodging, retail shops and hardware shops, clubs, hostels, newspaper or job printing, job typing, computer training institutes, cyber cafe and internet browsing, departmental stores, grocery/Hopcoms, vegetable shopes, newspapers, stationery and milk booth, commercial and corporate offices/clinics belongs to "professional services" like advocates and doctors, architects and self-owned, nursing home, places of amusement or assembly, eateries such as darshinis, tea stalls, and take-away, bakery and sweet stalls, STD/FAX/internet centers/ATM centers, banks, insurance and consulting and business offices, photo studio, microwave towers and stations, advertising signs conforming to relevant building byelaws, church, temple, and other places of worship, educational, medical, Engineering/technical and research institutions (on the sites having minimum 2ha. with a minimum of 12m wide approach road), finacial institutions, education coaching centers, specialty hospitals, pathological labs, business or services not specifically restricted or prohibited therein, uses for small repair centers (electronic, mechanical, automobile), vulcanizing shops, printing press, gyms, yoga center, storage areas for goods, community centers, recreational/social clubs and amenities,

exhibitions centers, entertainment and amusement centers, convention centers and banquet halls, flour mill up to 10 HP parking lots, libraries, Municipal, State or Central Government office, fuel storage depots and filling stations, L.P.G godown (as per Govt. Order no. na ah e 268 my ah pra 2014, date:16-12-2019). Nursing homes, Residential buildings, orphanages and old age homes, warehouses, cinema theatres, multiplexes, auditoriums, kalyana mantapas, community hall, hardware and software computer offices and information technology related activities (power required for air conditioners, lifts and computers are excluded from the HP specified above) and all uses permitted in residential zone.

b. Permissible in Commercial building site

Offices, shops, shopping/ commercial complexes and service establishment like hair dressing saloons, massage centers, beauty parlor, laundries, dry cleaning and tailoring shops, restaurants, hotels, conference hall, boarding and lodging, retail shops and hardware shops, clubs, computer training institutes, cyber cafe and internet browsing, departmental stores, grocery/Hopcoms, vegetable shopes, commercial and corporate offices/clinics belongs to "professional services" like advocates and doctors, architects and self-owned, nursing home, eateries such as darshinis, tea stalls, and take-away, bakery and sweet stalls, STD/FAX/internet centers/ATM centers, banks, photo studio, educational, medical, Engineering/technical and research institutions (on the sites having minimum 2ha. with a minimum of 12m wide approach road), specialty hospitals, pathological labs, business or services not specifically restricted or prohibited therein, uses for small repair centers (electronic, mechanical, automobile), gyms, storage areas for goods, community centers, convention centers and banquet halls, flour mill up to 10 HP parking lots, Municipal, State or Central Government office, warehouses, cinema theatres, multiplexes, auditoriums, kalyana mantapas, community hall, hardware and software computer offices and information technology related activities.

c. Other uses that are permissible under special circumstances by the Authority

Cold storage, vegetable, meat and fish markets, automobile workshop, garages manufacturing establishments employing not more than ten labourers and manufacturing goods to be sold by the manufacture in retail with more than 20HP in district shopping centers (major business area), all uses permissible under special circumstances in residential zone. Government and private hospitals, service industries listed in schedule-I (power up to 20Hp, Heavy goods markets, storage of inflammable materials, sale of second hand junk goods, junk yards and agro mandis, truck terminals, truck parking, junk yard storage, vehicular parking weigh bridges, health centers and nursing homes, clinics, cold storage, fruit and vegetable markets, meat and fish markets, Wholesale business,

Note:

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

3. INDUSTRIAL ZONE

a. Uses that are permissible in plots

All industries conforming to performance standard and those given in illustrative list in schedule-II which would not cause excessive injuries or obnoxious fume, odour, dust or any other objectionable effluents, etc. and employing not more than 100 workers without power (total aggregate installed power not exceeding 50HP), microwave towers, power plants, warehouse, public utilities like garbage and sewage disposal, municipal and Government offices, whichever is lower, covered storage for industry, public utilities and related buildings, parking, loading, unloading requirements, junk yard, dairy and poultry farms, ice manufacturing plants, IT and BT industries, stock yards, crushing units, sports and recreational uses, bus and trunk terminals, fuel storage depots and filling stations, L.P.G godown (as per Govt. Order no. na a e 268 my ah pra 2014, date:16-12-2019), taxi and

scooter stands, canteen(ancillary to the industry), Recreational facilities for employees, kalyanamantapa, office, shops, clubs, job printing, banks, restaurants, dispensary and automobile service stations, dwellings for managers and essential staff like foreman and watch and ward area not exceeding of 300.0m^2 or 5% of the total area whichever is lower. There is no power limitations for industries to be permitted in this zone.

b. Permissible in Industrial building site

All industries conforming to performance standard and those given in illustrative list in schedule-II which would not cause excessive injuries or obnoxious fume, odour, dust or any other objectionable effluents, etc. and employing not more than 100 workers without power (total aggregate installed power not exceeding 50HP), warehouse, municipal and Government offices, covered storage for industry, public utilities and related buildings, parking, loading, unloading requirements, dairy and poultry farms, ice manufacturing plants, IT and BT industries, bus and trunk terminals, taxi and scooter stands, canteen(ancillary to the industry), Recreational facilities for employees, kalyanamantapa, office, shops, clubs, banks, restaurants, dwellings for managers and essential staff like foreman and watch and ward area not exceeding of 300.0m^2 or 5% of the total area whichever is lower. There is no power limitations for industries to be permitted in this zone.

c. Uses that are permissible under special circumstances by the Authority

All uses and industries employing more than 100 workers, with aggregate illustrated power exceeding 50HP and industries conforming to performance standards as given in illustrative list in schedule-II and III. Dwelling for essential staffs like foreman, watch and ward and manager quarters not exceeding 100m^2 or 5% of the total area which is less. All uses permitted and permissible under special circumstances in commercial zone. Integrated townships, slaughter houses, meat processing unit, ice and freezing plants with power, sports and recreation uses, resorts and amusement park, burial ground, crematoria, obnoxious and hazardous industries away from the predominant wind directions subjected to prior

NOC from Karnataka State Pollution Control Board as per the provisions of Water (prevention and control of pollution) act 1974, Air (prevention & control of pollution) act 1981.

Note:

1) Any industry requiring clearance/NOC from Karnataka State Pollution Control Board & water (Prevention & Control of Pollution) Act 1974, Air (Prevention & Control of Pollution) Act8520/1981 or MOEF clearance is to be obtained prior to giving permission for industry.
2) Where I.T and B.T industries are permitted in area of 5 hectares and above 30% of the area may be allowed for residential apartment for the convenience of the employees subject to clearance from the K.S.P.C.B.
3) Residential regulation shall be followed for approval of residential development within the premises of industrial / I.T and B.T areas.

4. PUBLIC & SEMI-PUBLIC USES

a. Uses that are permissible

Government administrative centers, secretarial, district office, law courts, jails, police stations, institutional offices, Educational, cultural & religious institutions including libraries, college campus including hostel facilities for students, integrated residential school/college, higher education institutions, reading rooms and clubs, Medical & health institutions, cultural institutions like community halls, opera houses, auditoriums, cultural complexes, predominantly non commercial in nature, exclusive places of worship/congregation, public toilets, nursery crèches, civic amenities and large infrastructure facilities of health, education, sports, cultural and social institutions, utility & services, water supply installations including disposal works, electric power plants high tension & low tension transmission lines, sub stations etc. gas installation & gas works subject to prior NOC Karnataka state pollution control board, firefighting stations, spastic rehabilitation centers, orphanages, Govt. dispensaries, post offices, telecommunication/microwave tower, fuel storage depots and filling stations, L.P.G godown, broadcasting and transmission stations, traffic and transport related facilities, public transport terminals and

interchanges, public distribution system shopes, bill collection centres, dobhighat, dharmashala and research institutions, Banking institutions & quarters for essential staff and all use that are permissible under parks, playground& opens spaces zone.

b. Uses that are permissible under special circumstances by the authority

Parking plots, parks, play grounds and recreational uses, stadium, cemeteries, crematorium, libraries, aquarium, planetarium, museum, horticultural nursery and swimming pools, orphanages and old age homes.

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

5. PUBLIC UTILITIES

a. Uses that are permissible

Public utilities include energy water supply telecommunication, sub stations/service stations/supply and pumping station installations including treatment plants, storage reservoirs, overhead tanks, drainage and sanitary installations including treatment plants and disposal works, OHT, drying beds, treatment plants storage dumping yards, and power stations/ sub-stations, electric power plants, high tension and low-tension transmission lines, substations Etc., gas godowns and gas lines, gas installations and gas works subject to prior NOC from Karnataka State Pollution Control Board, electric towers, transformers and microwave towers, telecom towers firefighting stations, milk diaries, SWM land fill sites fire stations, milk dairies, wind mills and such other public utilities.

b. Uses that are permissible under special circumstances by the authority

Shop, canteen, offices banking counter, dwelling required for proper maintenance and functioning of public utility and other ancillary, clubs, indoor recreational uses in their own premises and as ancillary the

respective institutions not exceeding 5% of total area.

Note:

1. The buffer created for accommodating the utilities such as power, water, Pipeline oil pipelines and high voltage lines, gas lines and any other Utilities. Each "buffer" is dictated by technical standards specified by the Competent Authority.
2. The regulations for the above will be decided by the Authority.
3. In case of new developments these (Buffer area) shall remain as non-buildable areas and remain as Reservations and marked for the purpose intended.
4. For electrical networks. KPTCL standards are followed.

6. PARKS, PLAY GROUNDS AND OPEN SPACES

a. Uses that are permissible

Parks, Open spaces, Play Grounds, Sports Complexes, children's play grounds, amusement theme parks, such as Disney land type, toy trains, in-door recreation uses, path ways, boulevards, cemeteries and crematoria, stadium, swimming pools, public toilets, parking, sewage treatment plants, water storage and treatment plants, public use ancillary to park and open space and playground. The area of such ancillary use shall not exceed 5% of total area and shall not been more than G+1 floor in any case.

b. Uses that are permissible under special circumstances by the authority

Open air theatres, recreational clubs, sports clubs (non commercial nature and run by residents association) canteen ancillary to above permissible uses, libraries, aquarium, planetarium, museum, balabhavana, art gallery, water sports and amusement theme parks, garden land, transportation terminals, dwelling for watch & ward and uses, horticulture/nursery, swimming pools, milk booths, HOPCOM Centers. The area of such use shall not exceed 5% of the total area and shall not be more than ground plus 1 floor in any case with required parking facility.

Parks play grounds and open spaces may be a permitted in all other land

use zones as permissible use.

c. Regulations for water bodies

The buffer for water bodies such as River, Lakes/Tanks, Streams, Nala, Drains, etc, shall be as per below table.

Table No. 25: Minimum Width Of Buffer For Water Bodies

Sl. No.	Water Body	Minimum width of Buffer
1.	River	50.0m from the boundary (as marked the village map/survey sketch issued by the Revenue Department) of the River.
2.	Lakes and Tanks	30.0 m from the boundary of Lakes and Tanks as per the Karnataka Tank Conservation and Development Authority And Certain Act, 2018.
3.	Nalas/Streams/Drains/Hallas/ Field Level Canals or distributaries	15.0m from the boundary (as marked the village map/survey sketch issued by the Revenue Department) of the Nalas/Streams/Drains/Halls/Field Level Canals or Distributaries of width above 12.0m
		9.0m from the boundary (as marked the village map/survey sketch issued by the Revenue Department) of the Nalas/Streams/Drains/Halls/Field Level Canals or Distributaries of width upto 12.0m but above 6.0m
		6.0m from the boundary (as marked the village map/survey sketch issued by the Revenue Department) of the Nalas/Streams/Drains/Halls/Field Level Canals or Distributaries of width upto 6.0m

Note:

1. Park, playground and open space marked along the river edge, nala, stream, lake, tank and any other water body, on either sides of the high tension line shall be considered as buffer and the land which comes under this shall not be considerd for change of landuse under section 69(2) of Karnataka Town and Country Planning Act, 1961.
2. Within the demarcated buffer the following uses are allowed,

i. If the buffer portion is a part of layout, then that part of the buffer zone could be taken into account for reservation of parks and open spaces.

ii. Formation of Roads, pathways, drains, culverts, bridges, water treatment plants, sewerage treatment plant, Jack well, water pumping station and related structures, etc which will not obstruct the water course, run off, channels.

iii. Any land falling within the buffer for which permission has been accorded either by the Department of Town and Country planning and Planning Authority or Government, and then such permission shall be valid irrespective of the land use classification in the MP, 2031. Fresh permissions for developments shall not be accorded in buffer.

Riverside Developments

There are so many houses constructed along riverside. It is very dangerous for them in rainy season due to flooding. Hence, protection due to flooding is required and avoid uncontrolled growth due to flooding.

Hence, a buffer of 50m, has been proposed along the edge of the river there after 9 m and 12 m road is proposed all along the buffer to river. Buffer proposed along riverside acts as a park and the road acts as riverside road and it control the dirt along the riverside and also acts as a buffer and protect natural features of the town.

7. TRAFFIC & TRANSPORTATION

a. Uses that that are permissible

Railway lines, railway yards, railway stations, railway workshops, airport, roads, road bays, transport depot, storage, bus station and bus shelters in road margin, bus bays, auto stand, parking areas including MLCP, Truck terminals, workshop and garages for two wheelers/LMV/HMV and fuel storage depots and filling stations, L.P.G godown, service station airports and helipad, weigh bridges, post offices, telegraph offices, telephone and

telephone exchanges, television and telecasting and radio broadcasting station, transport offices, micro wave towers and stations and offices in their own premises and residential quarters for watch and ward, Loading and unloading platforms (with/without cold storage facility), weigh bridges, cargo terminals and transfer of cargo between different types of transport (rail, road, air), automobile spares and services, transport depot, storage depots, bus stand, commercial, office use shall be permitted.

b. Uses that are permissible under special circumstances by the Authority

Hotels, motels, driving testing tracks, shops, canteens, restaurants, boarding and lodging, banks, clubs, godowns, special warehousing and indoor recreational uses in their own premises as an ancillary to the respective institutions not exceeding 5% of the total area, shops, canteens, restaurants, banks, dwellings required for proper maintenance and functioning of the transport and communication uses in the zone not exceeding 10% of the total area.

Note:

Constructions (permanent/Temporary) for cobbler shop/HOPCOMS/fish stall, etc. Transformers/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.

8. AGRICULTURAL ZONE

a. Uses that are permissible

Agriculture, Horticulture, Dairy and Poultry farming, Piggeries, Livestock rearing, Bee keeping, Gardens, Orchard, Nursery's, and other stable crops, Grazing pastures, Milk chilling centers, Wine fermentation unit, Cold storage, Sugarcane crushers (seasonal), Agro based industries like rice mills, sugar mill, jaggery mills, decorticators, food canning and fruit pulping, warehouse, any ancillary activities to agriculture not transgressing any pollution norms and only which suitable to local conditions. Children's play land inclusive of amusement theme parks such as Disney land, Toy trains, Uses in urban villages like brick kilns,

quarrying and removal of clay up to 3.50m depth., forest lands, marshy land, barren land and water sheet, highway amenities viz, fuel storage depots and filling stations, L.P.G godown, weigh bridges, vehicle parking and terminals and check posts abutting National and State highways. Since there is no gramatanas in this region hence in agriculture zone to accommodate the natural increase of population residential conversion may be permitted (Up to 10 Cents Only). Housing scheme for economically weaker section by the Govt, may be considered for lands abutting the public road beyond the conurbation boundary.

b. Uses that are permissible under special circumstances by the Authority

Parks and Open Spaces, Public and Semi Public, recreational uses not conducted for profit, cold storage, processing and sale of farm products on the property where they produce provided enough ground coverage of 20% & limiting the number of floors to ground floor + first floor. Agro processing units (as defined by C & I Dept.), urban amenities such as burial grounds, sports grounds, places of worship, hospitals, libraries, clubs/sport clubs & stadiums, playground, water sports, golf centers (when the land is more than 40ha in extent then golf course along with ancillary uses like administrative office, guest room/ guest houses and dinging facilities are permissible), race course, race / driving testing tracks, cultural buildings, exhibition centers, air terminal and helipads, schools, Ashraya Houses for EWS, rehabilitated schemes of Government, institutions relating agriculture like research centers, educational and health institutions, socio – spiritual/ meditation/yoga center, residential schools, college, technical institutions, with hostels, LPG butting plant (min. 500 m away from human habitation), ware house, Service and repairs of farm machinery and agricultural supplies, orphanages & old age homes, Public utilities such as solid waste landfills, water treatment plants, power plants, highway amenities such as weight bridges, check posts and toll gates having access to major roads, truck terminals if the land is abutting National Highway / State Highway, wind mill, solar energy station, farm houses and their accessory building and uses not exceeding 200 Sq. m of built up area in a plot area exceeding 0.50ha and above only. Residential building not exceeding 280.0 Sq.m subjected to

maximum ground coverage of 35% and limiting the number of floors to ground and first floor only, in agriculture zone with non agriculture zone diversion for an extent of 404.0 Sq.m since there are no gramatanas in this region. The basic infrastructure necessary for such developments shall be developed and maintained by the owner. The approach road for such portion of land being developed shall be as per these regulations. These regulation shall not apply to revenue land (non-converted) sub-divided after the coming into force of these regulations.

General Note:

1. Minimum buffer for river, lakes, tanks, nala and other water bodies shall be as specified in Table – 25 of these regulation are also subjected to the Govt. notifications issued from time to time.
2. A buffer left from the boundary of the river, canal, nala, natural drain and other water bodies shall be treated as park and open space, playground. For other minor water bodies/streams, nala, which has not been marked in the master plan, a minimum buffer of width equal to the width of water body shall be left on both side of such water body/ stream. This buffer may be taken into account for reservation of park while sanctioning plans. The location of HT line, Nala, streams, River and lakes shall be as per ground condition or revenue records.
3. Prior to giving permission for religious use and school or college building in different land use zones either under uses/ activities permissible or permissible under special circumstances by the Authority, instructions given in Government Circular No. Na A E 237 Be Ma Pra 2009 dated 19.09.2009 are to be followed.
4. The following infrastructure shall be permitted within the buffer area along the rivers and other water bodies, namely: - Water pumping stations, Walking tracks, Play fields without any building construction, Cycling tracks and Parks.
5. Any plot requiring earth cutting of more than 3m height shall be cut only at a slope of 45 degree and further cut if required shall be done only as per the structural details provided to authority, local authority to its satisfaction. The remaining portion of the land after cutting shall be stabilized by

constructing retaining wall. The structural Engineer shall design and certify the retaining wall.

6. Uses permitted in all the above category of land use zones are subject to space standards as given in Table-26. Though the various uses/ activities are listed, the corresponding space standards for buildings/ uses are to be referred as given in Table-26. The three main parameters are planning zone, minimum size of plot and minimum width of the existing road.
7. Generally in case of uncertainty/discrepancy with regard to the planning zone or land use zone boundary or their interpretation, alignment of the existing and proposed roads, HT line, B Kharab such as pathways/ cart track, and Stream/ nala marked on the master plan, it shall be referred to the Authority for the final decision. Based on the decision of the Authority with regard to resolution of such discrepancies, the land use zone of the adjacent shall be applicable for such land.
8. Roads and parks are permitted in all zones without change of land use.
9. Only Registered Engineers / Structural Engineer /Architects / Urban Planners, are eligible to prepare plans / supervise / develop / etc within the LPA, also he/she shall undertake to acknowledge that he/she will intimate the competent authority, any violations with regard to sanctioned plan. 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 for high rise building.

SCHEDULE-I

ILLUSTRATIVE LIST OF SERVICE INDUSTRIES PERMISSIBLE IN RESIDENTIAL ZONE UNDER SPECIAL CIRCUMSTANCES BY THE

LOCAL AREA PLANNING AUTHORITY, KUSHALNAGAR.

Sl. No.	Description
1.	Bread & Bakeries
2.	Confectionery, Candies and Sweets
3.	Biscuits making
4.	Ice, Ice –cream, Cold storage (small scale)
5.	Aerated water and fruit beverages
6.	Flour mills with 10 HP in residential zone
7.	Automobile scooter and cycle services and repair workshop
8.	Furniture (Wooden and steel)
9.	Printing, book binding, embossing etc.
10.	Laundry, dry-cleaning and dyeing facilities
11.	General jobbing and machine shops
12.	Household utensil repair, welding, soldering, patching and polishing (Kalai)
13.	Photograph, printing (including sign board printing)
14.	Vulcanizing
15.	Tailoring
16.	Handlooms (small scale)
17.	Velvet embroidery shops
18.	Art -weavers and silk screens printing and batik work
19.	Jewellery, gold ornaments and silver wares
20.	Mirrors and photo frames
21.	Umbrella assembly
22.	Bamboo and cane products
23.	Sports, goods, repair shops
24.	Musical instruments repair shops
25.	Optical lens grinding, watch and pen repairing
26.	Radio and T.V, Audio/Video libraries repair shop
27.	Electric lamp fitting / Assembly of Bakelite switches
28.	Shoe making, repairing
29.	Rubber stamps
30.	Card board box and paper products including paper (manual only)
31.	Cotton and silk printing/ screen printing
32.	Webbing (narrow, fabrics, embroidery, lace manufacturing)
33.	Ivory, wood carving and small stone carving
34.	Coffee curing units
35.	Candles and wax products

36.	Household kitchen appliances
37.	Washing soaps small scale only
38.	Fruit canning and preservation
39.	Electric lamp fitting / Assembly of Bakelite switches.
40.	Shoe making, repairing
41.	Power looms (silk reeling unit up to 10 HP)
42.	Areca nut processing unit
43.	Beedi rolling
44.	Agarbathi rolling
45.	Assembly and repair of measuring instruments(excluding handling of mercury and hazardous materials)
46.	Clay & modeling with plaster of Paris.
47.	Dairy products e.g. cream, ghee, paneer, etc.
48.	Enameling vitreous (without use of coal)
49.	Milk cream separation
50.	Manufacture of jute products
51.	Manufacture of Bindi
52.	Photocopying of drawings including enlargement of drawings and designs.
53.	Packaging of shampoos
54.	Packaging of hair oil
55.	Internet café
56.	Utensil washing powder (only mixing and packaging)
57.	R&D labs, test centres, IT, BT, BPO activities
58.	Rubber stamps
59.	Card board box and paper products including paper (manual only)
60.	Cotton and silk printing/screen printing
61.	Webbing (narrow, fabrics, embroidery, lace manufacturing)

SCHEDULE-II

ILLUSTRATIVE LIST OF INDUSTRIES PERMITTED IN LIGHT INDUSTRIAL ZONE

Sl. No.	Description
1.	Areca nut processing unit
2.	Assembly and repair of measuring instrument (excluding handling of mercury and hazardous materials)
3.	Beedi and Agarbathi Rolling
4.	Card Board Box and Paper Products including paper (manual only)
5.	Candles & Wax Products
6.	Flour mills with 5HP in residential zone & with 10HP in retail business zone
7.	Clay and Modeling with Plaster of Paris

8.	Cotton and Silk Printing / Screen Printing
9.	Dairy Products eg., Cream, Ghee, Paneer, etc.
10.	Fruit canning and preservation
11.	Household Kitchen Appliances
12.	Milk Cream Separation
13.	Manufacture of Jute Products
14.	Manufacture of Bindi
15.	Packaging of Shampoo and Hair Oil
16.	Photocopying of drawings including enlargement of drawings & designs
17.	Powerloom for silk twisting
18.	Power looms (silk reeling unit)
19.	Rubber Stamps
20.	Utensil washing powder (only mixing & packaging)
21.	Wood carving and Stone carving
22.	Washing Soaps (small scale only)
23.	Hats, caps, turbans including garments
24.	Hosiery including knitted garments
25.	Gold and silver thread
26.	Toy making (earthen paper, wooden plastic metal & tin)
27.	Cotton and silk cordages, twine thread and thread ball making
28.	Stationery items including educational and school drawing instruments
29.	Steel Furniture making
30.	Musical instruments
31.	Steel wire products
32.	Sheet metal workers
33.	Laboratory porcelain wares
34.	Radio assembly and parts, TV, Mobile Phones, Air conditioners, Fridge Assembly parts(small scale)
35.	Electric Industries, Computer and Software
36.	Hardwares
37.	Ice & Freezing Plants
38.	Information Technology & Bio Technology
39.	Metal Polishing
40.	Tyre Retreading
41.	Electric lamp fittings, shades, fixtures etc.
42.	Automobiles repair workshop
43.	Brushes (household, sanitary and toilet)
44.	Leather goods
45.	Black smith
46..	Cement products
47.	Chalk, crayon artist's colour
48.	Cutlery
49.	Cycle parts and accessories
50.	Door and window fittings
51.	Lantern, torches and flash lights
52.	Aluminum wires, cake and pastry moulds
53.	Padlocks and pressed locks
54.	Rope making (vegetable fiber)
55.	Mathematical instruments
56.	Tin products

57.	Optical frames
58.	Button clips
59.	Wax polishing
60.	Upholstery springs and other springs
61.	Precision instruments of all kinds
62.	Safety pins
63.	Screws, bolts, nuts, pulleys, chains, gears
64.	Conduit pipes fabrication (not exceeding 2" diameter)
65.	Buckets and metal containers, plastic jugs and fixtures, metal embossing
66.	Oil stoves and pressure lamps
67.	Paper mill (small scale) hand made
68.	Hand tools
69.	Bread and bakeries
70.	Confectionery, candies and sweets
71.	Biscuit making
72.	Ice, ice cream
73.	Cold storage (small scale)
74.	Aerated water and fruit beverages
75.	Flour mills with power up to 20HP
76.	Hats, caps, turbans including garments
77.	Hosiery including knitted garments
78.	Gold and silver thread
79.	Shoe lace making
80.	Velvet embroidered shoes
81.	Art wares and silk screen printing and batik works
82.	Jewelers, gold ornaments and silver wares
83.	Electroplating, mica plating, engraving
84.	Photographs, printing (including sign board and printing)
85.	Stone carving
86.	Mirrors and photo frames
87.	Umbrella assembly
88.	Bamboo and cane products
89.	Sports goods
90.	Printing, book binding, embossing, photograph, etc.
91.	Optical lens grinding, watch and pen repairing
92.	Laboratory porcelain wares
93.	Laundry and dry cleaners
94.	General jobbing machine
95.	Iron foundries (only when related to other industries using electricity)
96.	Biscuit making
97.	Shoe making and repairing
98.	Household utensils, repair, welding, soldering, patching, and polish (kalai)
99.	Vulcanizing and tire re-treading
100.	Tobacco products (cigarettes and beedies)
101.	Cosmetics and hair oils
102.	Drugs and medicines
103.	Lantern, torches and flash lights
104.	Builder's hard wares
105.	Electric industries, computer and software

Note: conditions to be fulfilled

Small scale industries are allowed employing not more than 100 workers with or without power aggregate installed power not exceeding 25Hp industry to be permitted is subject to its performance characteristic viz., a. Noise b. Vibration c. Dust d. Odour e. Effluent f. General nuisance.

SCHEDULE-III
ILLUSTRATED LIST OF INDUSTRIES PERMITTED IN INDUSTRIAL ZONE UNDER SPECIAL CIRCUMSTANCES

Sl. No.	Description
1.	Small domestic appliances and gadgets (room heaters, coolers, hot plates, iron lamps, Etc.)
2.	Manufacturing of trunks and industrial precision instruments
3.	Scientific, educational and industrial precision instruments
4.	Clocks and watches, photographic equipments
5.	Typewriters
6.	Electrical instruments (including transistors)
7.	Calculating machines (small machines only)
8.	Copperware and utensils
9.	Sewing machines
10.	Sanitary fittings (excluding sanitary – wares)
11.	Electrical appliances (room heaters, iron and room air coolers, small transformers, electric fans, fractional HP motors, cooking ranges, water heaters, etc.) computers and electric goods.
12.	Electrical fans and industries permitted in light industrial zone.

3. BASEMENT FLOOR

1. Every basement storey shall be at least 2.4m in height from the floor to the bottom of the roof slab/beam/ceiling (whichever is less) and this height of basement floor shall not exceed 3.0m. When basement is completely used for parking , then this height should not be more than 2.75m.
2. When basement floor is proposed for a car parking, convenient entry and exit shall be provided. Adequate drainage, ventilations and lighting arrangements shall be made.
3. If the minimum setback is more than 2.0m then the basement may be extended on all the sides below the ground level except the side abutting the road, provided the minimum setback between the basement and the property boundary is 2.0m.

4. If a site measuring less than 250 Sq.m then basement floor car parking shall not be permitted. Second basement shall be permissible for plots more than 1500 Sq. m.
5. Basement floor up to a maximum of three levels may be permitted for car parking and other utilities/services. Considering the topography of the land in Kushalnagar.
6. The basement storey shall not be projected more than 1.20 m above the average ground level.

Table No. 26: Space Standards For Various Buildings/Uses

Sl. No.	Type of Building /usage	Min. size of plot (Sq.m)	Min. road width in (m)
1.	Resorts	4000	06
2.	Public libraries	200	06
3.	Research and development labs	2000	06
4.	Primary & Middle schools	As prescribed by the competent Authority.	09
5.	Service apartments	500	09
6.	Cold storage	1000	09
7.	Automobile repair shops, Engineering works	50	09
8.	Nursing Homes a. Nursing Homes up to 30 beds b. Hospitals or Nursing Homes	 1000 2000	 09 12
9.	Social clubs and amenities	1000	12
10.	Multi-storey car parking	1000	12
11.	Office Buildings	500	12
12.	High schools with play grounds, Integrated residential schools	As prescribed by the competent Authority.	12
13.	Colleges and Higher Educational Institution		
14.	Petrol Pumps/Fuel Station	As prescribed by the Ministry	12

		Petroleum and Natural Fuel	
15.	Hotels and lodges	500	12
16.	LPG Storage	500	12
17.	Conference halls	1000	12
18.	Community Halls	1000	12
19.	Kalyana Mantapas	1000	15
20.	Cinema, Game Centers, Multiplex, Convention Centers	2000	15

Note:

In case of change of land use from the approved Master Plan to other use, the Setbacks shall be the higher of the two uses.

Table No. 27: Minimum Set Backs For Buildings (Except Industrial) Up To 11.50 m In Height

a. For Residential Use

Sl. No.	Width/Depth of Site (m)	Width of Site		Depth of Site	
		Right	Left	Front Set Back	Rear Set Back
1.	Up to 6	0.75m	0	1.00m	0
2.	Over 6 up to 9	0.75m	0.75m	1.00m	0.75m
3.	Over 9	8%	8%	12%	8%

b. For Commercial Use

Sl. No.	Plot area in Sq. m	Set-back in m			
		Front	Rear	Left	Right
1.	Up to 240	1.00	-	-	-
2.	Over 240 up to 500	2.00	-	-	-
3.	Over 500 up to 750	3.00	1.00	1.00	1.00
4.	Over 750 up to 1000	5.00	2.00	1.00	2.00
5.	Over 1000	6.00	3.00	3.00	3.50

c. For Transportation & Communication/Public Utilities/Public & Semi Public Use

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

Note: The following shall be considered while enforcing the setbacks of all types of buildings:

a) The front and rear setbacks for residential buildings shall be with reference to depth of the site.

b) Left and right setbacks for residential buildings shall be with reference to width of the site.

c) The provisions of setbacks should be read with tables prescribing for different types of building.

d) When the building lines are fixed the front setbacks shall not be less than the building line fixed or the minimum front setbacks prescribed whichever is higher.

e) In case of corner sites both the sides facing the road shall be treated as front side and regulations applied accordingly to maintain the building line on these two roads and to provide better visibility.

   (a) In case where the building line is not parallel to the property line, the front and rear setbacks shall not be less than the specified setbacks at any point,

   (b) In the case of sites facing roads both in front and rear, both sides facing roads should be treated as front, right and left setbacks shall be applied accordingly.

f) In case of buildings sanctioned or constructed prior to coming into the force of these rules which are abutting other properties on one, two or more sides, upper floors may be permitted by obtaining no objection certificates and even without no objection certificates, if the adjoining owner himself has put up such abutting floors provided that not less than ¼ of the area is left as vacant space open to sky if the existing building is retained.

g) If the existing building is constructed or sanctioned prior to coming into force of these rules, upper floors may be permitted subject to limits of

maximum coverage and floor area ratio.

h) In case of irregular plots setbacks are to be calculated according to the depth or width at the points where the depth or widths are varying. In such cases, average setbacks should not be fixed as they may affect minimum setback at any point.

i) The left and the right setbacks may be interchanged by the authority in exceptional cases due to existing structures like, open well and also considering the topography of the land. However, this shall be resorted to by the authority only as an exceptional case.

j) Row houses may be permitted only in group housing whether they are of different owners or one owner. The side setback for the building in the end plots of the row housing shall be enforced according to Table-26 Set-backs should be provided in the owner's plot.

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

l) For plots having area less than or equal to 111. 41 Sq.m i.e., site measuring 30' x 40', open staircase may be allowed within the setback area, such that there shall be a clear open space below the staircase to have an easy access around the building.

m) For sites having areas less than 111.41 Sq. m toilets may be allowed within the rear set back, such area shall not be more than 1. 50 Sq. m in any case.

n) For all Buildings and Layouts which come under the category stipulated by the Karnataka state pollution control Board (K.S.P.C.B) necessary NOC from K.S.P.C.B. shall be furnished.

o) For cinema theatres/multiplex, the setbacks and other provisions shall be as per Karnataka cinematography Act and Rules.

p) When minimum set back of 1.5 m is left on the right side, a scooter garage may be permitted at the back side limiting the depth of the garage to 3.0 m.

4. SET BACKS

1. No side setbacks shall be insisted upon only in the case of reconstruction of existing building where traditional row housing type of development exists However height of such new building shall not be more then G+1 or equivalent to the height of existing building in that plot whichever is higher.
2. In case of more than one building, proposed on a single site, the setbacks shall be applied as if they are on the single common site. However, the horizontal distance between those buildings shall not be less than 1/3 rd of the height of the tallest building.
3. A cantilever portico of 3.0m width (maximum) and 6.0m length (maximum) may be permitted in the ground floor within the side setback. No access is permitted to the top of the portico for using it as a sit out. The portico when allowed shall have a clear open space of one meter from the boundary of the property and in case of high-rise building, such portico shall be permitted on not more than two sides of the building.
4. The projection of the balcony shall be measured perpendicular to the building up to the outermost edge to the balcony. Cantilever projection of the balcony shall be permitted not exceeding 1/3 of setback subject to a maximum of 1.1m in the first floor and 1.75m in and above the second floor. No balcony is allowed at the ground floor level into the prescribed setbacks.

5. CONSTRUCTION PERMITTED WITHIN THE SETBACK AREA

The following construction shall be permitted within the set back after providing a clear driveway of 6.0m width around the building and 2.0m minimum set back from the boundary with the height of such construction not more than 7.50m from the driveway ground level. No setback restriction shall be made for sump tank, open well provision made at or below the ground level.

a) Pump room outside of the plinth of the building.
b) Generator outside of the plinth of building with outdoor acoustical enclosure.
c) Watch man's cubical not more than 3.00 Sq.m and fire control room (max 4.0 m x 4.0 m) outside the plinth of the building. (No setback from the boundary).
d) Sump tanks outside the plinth of the building below the ground level.

e) Sewerage treatment plant outside the plinth of the building and below the ground level.

f) Solid waste drying yard outside the plinth of the building but open to sky.

g) Children's play area outside plinth of the building.

h) Swimming pool outside plinth of the building but open to sky.

i) Transformer/ power substation (No setback from the boundary is required if permissible under the rules of CHESCOM).

j) Open wells and bore wells.

k) RCC ramps for vehicular movement around building up to a width of 6.0m may be permitted to be constructed within the side and rear setback if the natural ground is sloping and the vehicular entry to the parking areas within the building is not possible without the construction of such ramps.

l) Architectural features which are not usable for living or storage purpose with minimum of 3.5m and 6m from the boundary for low rise buildings and high rise buildings respectively. Such projections shall not be within 5m height from the ground floor level.

Note: For buildings other than high rise, items a, b, c and g may be permitted touching the building with 1.0m setbacks from the boundary.

Table No. 28: Set Backs For Buildings (Except Industrial) Above 11.5 M In Height

Sl . No.	Height of buildings (m)	Minimum exterior open spaces / setbacks to be left on all sides (m)
1.	Above 11.5 up to 15.0	**5.0**
2.	Above 15.0 up to 18.0	**6.0**
3.	Above 18.0 up to 21.0	**7.0**
4.	Above 21.0 up to 24.0	**8.0**
5.	Above 24.0 up to 27.0	**9.0**
6.	Above 27.0 up to 30.0	**10.0**
7.	Above 30.0 up to 35.0	**11.0**
8.	Above 35.0 up to 40.0	**12.0**
9.	Above 40.0 up to 45.0	**13.0**
10.	Above 45.0 up to 50.0	**15.0**
11.	Above 50.0	**16.0**

Table No. 29: Maximum Plot Coverage, Floor Area Ratio For Different Sites Areas and Road Widths For Residential Buildings.

Plot area in Sq.m	Max. plot coverage	F.A.R	Road width in m
Up to 500	70%	1.50	Above 6 up to 9
Over 500 up to 750	65%	1.75	Above 9 up to 12
Over 750 up to 1000	60%	2.0	Above 12
Over 1000	55%	2.0	Above 12

Table No. 30: Maximum Plot Coverage, Floor Area Ratio, For Different Sites Areas and Road Widths For Commercial Buildings.

Plot area in Sq. m	Max plot coverage	F.A.R	Road widths in m
Up to 240	80%	2.00	Upto 6.0
Over 240 up to 500	75%	2.25	Above 6
Over 500 up to 750	70%	2.5	Above 6
Over 750 up to 1000	65%	2.5	Above 9
Over 1000	60%	2.5	Above 12

Table No. 31: Regulations For Flatted Factories

Sl. No.	Discription	Remarks
1.	Minimum Plot Area	1000 Sq.m
2.	Maximum Plot Coverage	40%
3.	Floor Area Ratio	1.50 up to 9m Road width and 1.75m above 9m Road width
4.	Minimum Setbacks	a. Front – 8m b. Rear - 4.50m c. Sides - 4.50m

Table No. 32: Open Space And Floor Area Ratio Limits For The Industrial Buildings

Particulars of plot area	0 to 230 Sq.m	231to 1000 Sq.m	1001 to 2000 Sq.m	2001 to 4000 Sq.m	4001 to 8000 Sq.m	Above 8000 Sq.m
Coverage	80%	60%	50%	40%	35%	30%
FAR	1.5	1.75	2.00	2.25	2.50	2.50
Min. Frontage (M)	9.0	12.0	18.0	24.0	30.0	30.0
Min. Front set back	1.00	4.50	6.00	8.00	8.00	15.00
Other sides (M)	1.00	3.00	5.00	5.00	6.00	12.00
Min. road width in m	Up to 9	Over 9	Over 12	Over 12	Over 12	Over 12

Note: Whenever the minimum Plot area is less than the one specified in the particular category the zoning regulations prescribed for the previous category should be adopted.

Table No. 33: Semi Detached Houses (Back To Back Or Side To Side)

Sl. No.	Discription	Remark
1.	Minimum combined area of the neighboring plots	140 Sq.m
2.	Building coverage area	As applicable to individual plot
3.	Floor Area Ratio	Do
4.	Maximum number of floors	Do
5.	Minimum road width	Do
6.	Front setback for back-to-back plots	Shall be equal to the sum of front and rear setbacks of individual plots
7.	Side setbacks for plots joined at the side	On a plot on which the semi- detached building is proposed, the side setbacks for each unit shall be the total of the right setbacks to be left in case of individual plots.

Table No. 34: Row Housing (Minimum 3 Units, Maximum 12 Units)

Sl. No.	Discription	Remark
1.	Minimum combined area of the plot	210 sqm
2.	Maximum area of each plot	108 sqm
3.	Building coverage	As applicable to individual plot
4.	Floor Area Ratio	do
5.	Number of floors	do
6.	Minimum road width	do
7.	Setbacks minimum	Front: 2.00m, Rear: 1.50m Side: 2.00m only for end units.

Table No. 35: Maximum Coverge, Floor Area Ratio and Number Of Floors For Different Site and Road Width For Public and Semi-Public, Traffic and Transportation, Public Utility Buildings

Plot area In Sq.m.	Maximum Plot coverage in %	Floor area ratio	Maximum No. of Floor& Height in m.		Road Width in m.
Up to 240	70	1.25	1+1	7	Up to 6
Over 240 up to 500	65	1.50	1+1	7	over 6 up to 9
Over 500 up to 750	60	1.50	1+2	11	Over 9 up to12
Over 750 up to 1000	55	1.75	1+2	11	over 12 up to 15
Over 1000	50	2.00	1+4	11	over 15

Note:

1. Coverage , Floor area ratio and of floors are with reference to road widths i.e., when site do not face the roads of required width, noted against each, the floor area ration and member of floors applicable to corresponding width of roads are applicable.
2. The Note from (a) to (i) and (k) given under the setbacks tables-27 shall be considered for public and semipublic, traffic and transportation, public utility Buildings.
3. Owner’s desire of constructing high rise buildings should plan their coverage as the ground Level so that they will be eligible for the required number of storey within prescribed floor area ratio.
4. For plots more than 750sqm. Bell- mouth entrance shall be provided.

6. AREAS EXCLUDED FROM FAR COMPUTATION.

The following constructions are excluded from FAR computation:

1. Stair / staircase areas in all the floors and head room.
2. Architectural features which are not usable for living or other purposes.
3. Chimneys
4. Garbage shaft.
5. Ducts
6. All Parking areas including driveways and ramps.
7. Swimming pools in any floor open to sky.
8. Overhead tanks.
9. Escalators.
10. Lift wells and lift machine room.
11. Air conditioning plant on terrace.
12. Watchman's cubicle
13. Sewage Treatment Plant as specified by KSPCB.
14. Corridor, Passage.
15. Open balcony, machine rooms, Diesel Generator room.

7. PARKING REGULATIONS

PARKING SPACES

- Each off-street parking space provided for motor vehicles shall not be less than 13.75 Sq.m (2.5m x 5.5m) area and for scooter, cycles the parking area provided shall not be less than 3 Sq.m and 1.4 Sq.m respectively and it shall be 25% to 50% of the total car parking space.
- For building of different occupancies, off-street parking spaces for vehicles shall be provided as stipulated below. Space shall be provided as specified in table for parking vehicles.

Table No. 36: Off-Street Parking Space

Sl. No.	Occupancy	Minimum one car parking space of 2.5mx5.5m for every
1.	Residential:	
	Single family dwelling unit	Dwelling unit of 100 Sq.m.
	Multi-family residential or Apartment.	2 Tenement area of less than 75 Sq.m 1 tenement exceeding area of 75 Sq.m
2.	Lodging establishments, tourist homes and hotels	4 guest rooms
3.	Educational	100 Sq.m carpet area or fractions thereof, of the administrative office area and public service areas.
4.	Health	
	(a) Hospitals	15 beds subjected to Min. 100 Sq.m floor area or fractions thereof
	(b) Nursing homes	7 beds subjected to Min 100 Sq.m floor area or fractions thereof
5.	Assembly/ Auditorium/ Cinema hall	50 seats
6.	Government or Semi public buildings	100 Sq.m carpet area or fractions thereof
7	Bank and other retail business	100 Sq.m carpet area or fractions thereof
8.	Industrial	100 Sq.m floor area plus one lorry space measuring 3.75 m * 7.5 m for every 1000 Sq.m or part there of
9.	Storage/ Wholesale business	75 Sq.m floor area
10.	Restaurant/Pubs/Bars/Coffee Parlours	50 Sq.m of floor area
11.	Hostels	10 rooms or 100 Sq.m of floor area whichever is more
12.	Kalyana Mantapa	30 Sq.m floor area
13.	Student hostel	15 rooms
14.	Working persons hostel	5 rooms

Note to off-street parking

a) For plots up to 150 Sq.m in the case of shops, parking spaces need not be insisted.

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

c) Car parking other than single family dwelling unit can be provided in the setback areas provided, a minimum of 3.0 m is left free from the building and minimum of 6.0 m in case of high rise building.
d) Common and Continuous cellar parking floors between adjoining blocks would be allowed depending upon structural safety aspects.
e) Stilt floor/Cellar parking floor shall be used only for parking and not for any habitation purpose. Misuse of the area specified for parking of vehicles for any other use shall be summarily demolished / removed by the Enforcement Authority.
f) For parking spaces in second basement and upper storey's of parking floors, at least two ramps of minimum 3.5 m width or one ramp of minimum 6.0 m width and maximum slope of 1:8 shall be provided.
g) A maximum of three basements in the case of 3-Star Hotels and above can be permitted for parking and services, however plot area shall satisfy the minimum space standard criteria.

8. AREAS OF SPECIAL CONTROL

a. Historical Monuments

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

The Archaeological Survey of India has not yet declared any of the monuments in the Kushalnagar town and the State Archaeological Department has also not identified any of the monuments in the Kushalnagar town. If the Planning Authority observes any heritage structures, precincts of historic and / or aesthetic and /or architectura and /or cultural or environmental significance and natural features and sites of scenic beauty, then authority may the demarcate special development control areas for regulation of development around these areas to preserve the importance of the concerned heritage

structure and also to control the surrounding developments so that they do nor the grandeur or beauty or view of the heritage structure for purpose of implementation.

A special heritage committee may be constituted with the prior approval of the Govt. to examine the proposals of development or any matter related to development, in the various regulation areas, if received by the authority, under the provisions of special regulations and to make recommendations to this authority for consideration.

In Karnataka Town & Country Planning Act 1961 under section 12 (1) (d) provides for declaring areas as areas of special control and framing of regulations to control development in such areas in regard to the building line, height of building, F.A.R., architectural features etc., so as to preserve their historical and architectural importance.

[As per the ancient monuments and archeological sites and remains (Amenalment and validation) Act, 2010]

1. No buildings up to a distance of 100 m distance from the premises of the monuments is permitted.
2. Buildings up to and inclusive of second floor or up to a height of 10.5 m from ground level, whichever is less are only permissible between 100 m and 200 m distance from the premises of the monuments.
3. Building up to and inclusive of third floor or up to a height of 14 m from ground level, whichever is less are only permissible between 200 m and 300 m distance from the premises of the monuments.

Note: 1. In any case, no building shall be permitted within 300 m, above the height of the declared monument.

2. Owner of the plot shall obtain prior approval from the concerned authority before technical sanction from Planning Authority Kushalnagar.

b. Regulations for flood prone area

A GPS Survey was conducted by district disaster management professional in order to assist Planning Authority, Kushalanagar for marking the flood affected areas within local planning area since the region had witnessed heavy flood in the year 2019. Submerged areas are marked in the

master plan. As per National disaster management Authority guidelines for management of floods, in order to regulate the developments in flood prone area the following regulations shall be adopted.

1. For every building proposed in the flood prone area, shall be provided with stilt floor (without height restriction) at ground level, which shall be used only as an access to the floor immediately above it and for the purpose of vehicle parking during non-rainy seasons, with in flood prone area no habitable space shall be allowed in stilt or ground floor and there should be a minimum double storey building.
2. Number of floors permitted in the flood prone area shall not be more than stilt + 2 floors or height of building should not be more than 10.0 meters including stilt floor.
3. All sides of Stilt floor shall be open.
4. No Basement shall be allowed in the flood prone area. Plinth level of all building should be minimum 0.6m above the drainage/flood submersion line.
5. Ground floors could be utilised for schools and other non-residential purposes.

Note:

1. In case of building sanctioned or constructed in flood prone area prior to coming into force of these regulations permissions for repair, alteration, modification of roof can be permitted by the local authority.
2. Any Modification/Alteration, reconstruction, redevelopment and development proposed in the authorized building sites and the sites in the layouts approved by Department of Town and Country Planning and Planning Authority shall be considered as per these regulation irrespective of land use designated in the Master Plan. These regulations shall also be applicable in the properties adjoining to River Kaveri without considering the buffer zone earmarked in the Master plan.
3. Permissions obtained from local Authority/ Planning Authority shall be produced by the applicant.

9. APPLICATION OF LAND USE

1. The proposed land use indicated towards the road side of a property shall be the land use for the entire property (one property depth) without identifying it for different uses by measuring as per the scale of the maps. If the property depth is more than the depth proposed as per scale of the map then the land use indicated towards the road side shall apply for additional 60 m depth of property only.
2. Different uses permitted in the given zone may be allowed in the different floors of the building. In such cases, the regulations applicable to the use of ground floor of the building shall apply to the entire building. In the ground floor if there is land use, the predominant use among them shall be considered as the use of the ground floor.
3. In case of uses granted under special circumstances/change of land use, as the case may be, the higher of the setback and the lower of the FAR applicable to the original land use /change of land use as the case may shall be applicable.
4. In case of prohibited area (i.e., 100 m radius around the monument) even if the land use is designated in the proposals, the regulations for the prohibited area zone prevails (refer areas of special control).

NOTE:

1) While preparing existing development / present land use map if demarcation of alignment of existing road is not correct as per revenue records/spot, instead of incorporate existing road in map, existing recorded road shall be followed. In those cases land use for the portion of existing road in map is followed by just surrounding use and for shifted area portion, land use shall be decided by the Authority except commercial.
2) If any Survey number mentioned in the Master plan is not matching to the Revenue Map, in these cases the datas contained in Revenue map should be followed over Master plan.
3) All permissions accorded by Govt. or by the concerned authority shall be treated as conforming uses irrespective of the classification made in the Master Plan, 2031. This is to be allowed on a case-by-case basis only.

4) All layouts approved by the Town and country planning Department and Planning Authority Kushalnagar are incorporated in the Master plan. If due to cartographical errors or otherwise, any layout are not incorporated, in Master plan-2031,provided they have been approved by the competent authority before the approval of Master Plan those cases the permission for further development has to be allowed as per the approved layout plan irrespective of the proposed land use.

10. PLOTS FACING THE ROADS PROPOSED FOR WIDENING

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

The FAR shall be allowed as applicable to the total area of the site without deducting the area to be taken over for road widening, provided at least 60% of the sital area is available for use as a building site after the proposed road widening; and set back shall be determined for the remaining portion of the plot.

11. HIGH RISE BUILDINGS

High rise building means a building with ground floor plus four or more floors above the ground floor or a building having height of 15m and above including stilt floor. Such building shall be permitted on a plot of minimum depth / width of 21m. However, chimneys, cooling towers, boiler, staircase head rooms/ lift machine rooms, cold storage and other non-working areas in case of industrial buildings, water tanks, architectural features in respect of other buildings may be treated as a non-High-Rise building.

1. The minimum setback all round for any high-rise building shall as in Table-28 and minimum road width shall be 12.0m.
2. Bore well shall be provided in all high-rise buildings to provide alternative source of water supply where the Karnataka Urban Water Supply and Drainage Board so desires and the strata is capable of yielding water.
3. For high rise buildings, No Objection Certificate (NOC) from the following department have to be furnished by the applicant before obtaining permission

from the authority.

1. Department of the Fire services.
2. National Airport Authority (If applicable).
3. Karnataka State Pollution Control Board.
4. Karnataka Urban Water Supply and Drainage Board.

12. LIFTS

Lifts shall be provided for buildings with ground plus three and above floors in all type of buildings.

13. CORRIDOR

The minimum width of corridor for different type of buildings shall be as specified in the table given below.

Table No. 37: Minimum Width Of Corridor For Different Type Of Buildings

SL. No.	Building type or usage	Min. Width of corridor in (m)
1.	Residential buildings Apartment building	1.0 1.5
2.	Commercial buildings	1.5
3.	Assembly buildings such as auditorium, Kalyana Mantapas, cinema theatre, religious building, temple, mosque or church and other buildings of public assembly or conference.	2.0
4.	Institutional buildings such as	
	a) Government office	2.0
	b) Government hospitals	2.4
	c) Educational Buildings such as Schools, Colleges, Research Institutions.	2.0
5.	Commercial buildings such as private office, nursing homes, lodges, etc.	2.0
6.	All other buildings	1.5

14. MEANS OF ACCESS

The means of exclusive access, which would be other than through public roads and streets, shall not be more than 30 m length from the existing public roads and streets. Minimum width of such access should not be less than 3.50 m. If the width of access road is less than 3.50 m, then max floor area permitted in such cases shall not exceed 150 Sq. m and 50 Sq. m in residential and commercial zones respectively irrespective of the sital area. FAR and height of buildings coming upon such plot/sites shall be regulated according to the width of public road or street. If the means of access exceeds 30.0m in length, FAR shall be regulated with reference to the width of such access road.

15. RAMPS

1. A ramp provided from surface level of the site to the basement floor shall have a minimum width of 3.5m and slope of not more than 1 in 8. In case of only one entry for high rise building, minimum of 6.0m width ramp shall be provided. The slope of the ramp shall commence from 1.5m of the edge of the property line or 1.0m after the road widening portion, if any.
2. Ramp or parking is not allowable in the land required for road widening.

16. ACTIVITIES ALLOWED IN BASEMENT FLOOR

a) Parking, machine rooms for services and utilities of the building.
b) Strong rooms for banks subject to reckoning such areas for FAR.
c) In case of three-star hotel and above, if extra area is available in the basement after meeting the requirements of parking facilities and other necessary items as provided in Zoning Regulation, the same can be used for health club, shopping arcade, dining area without kitchen facilities, office, conference hall, gym rooms, massage rooms, subject to reckoning such areas for FAR.
d) In case of other commercial buildings, the extra area available in the basement after catering the requirements of parking facilities and other necessary items as provided in regulations/byelaws, can be used for other purposes incidental to the commercial complex, such as restaurants,

shopping arcades, health club, office, subject to reckoning such areas for FAR.

e) In case of public, semi-public buildings, the extra area available in the basement after fulfilling the required parking facilities as per these regulations can be used for:
    a. Canteen, conference hall, indoor games, stores in educational institutions, government offices of local bodies and other statutory organizations.
    b. X-ray rooms, radiology rooms, consulting rooms, physiotherapy, medical stores and canteens in government and private hospitals including nursing homes.

f) In case of multi-storeyed residential apartments, the extra area available in the basement after meeting the requirements of parking facilities, can be used for the other purposes like incidental to the residential requirements, health club, gym rooms, indoor games, home theatre, subject to reckoning such areas for FAR.

g) In case of other residential buildings, the extra area available after catering to the requirements of parking can be used for home theatre, gym rooms, indoor games, subject to reckoning such area for the purpose of FAR.

h) If then plot is on the step sloping ground, living areas may be permitted in the portions of the basement floors where three sides are exposed to natural air and ventilation. This provision should be considered at the direction of the authority on a case-to-case basis.

17. GARAGES

For the buildings up to a height of 10.0m, one garage may be permitted at the rear right-hand corner of the plot without right and rear setbacks, if following requirement are fulfilled:

1. Height of the garage does not exceed 3.0m from the ground level.
2. One upper floor not exceeding 3.0m in height may be permitted, at least one opening for light and ventilation is provided towards the owner's property.
3. Height of garage and the upper floor, if any, is limited to 6.50m from ground level.

4. No openings are provided in the garage and its upper floor towards the neighbouring buildings.
5. No other structures expect one lumber room shall be provided in the rear side of the garage.
6. Depth of the lumber room should not exceed 1.25m and the entrance to such lumber room shall be from the rear set-back only.
7. Length of the garage including the lumber room should not exceed 1/2 of the length of the site or 6.0m whichever is less.
8. Width of the garage should not exceed 4.0 m.
9. In the case of plots, the garage is to be located at the rear corner diagonally opposite to the intersection of road.
10. Garages shall be permitted in the rear right hand corner of the plot. In cases of building constructed or sanctioned prior to the enforcement of these regulations, where space in not available on the right side, it may be permitted on the left side provided minimum setback exists in the adjoining property of the left side.
11. In case of corner plots, the garage shall be located at the rear corner diagonally opposite to the road intersection.
12. The maximum width of the garage shall not exceed 4 m and the depth should not be more than 6.0m or 1/3 the depth of the plot, whichever is lower.
13. The garages shall not be constructed or reconstructed within 4.5m from road edge. This may be relaxed in cases where the garage forms part of the main building with minimum setback for the plot.

18. DISTANCE OF BUILDINGS FROM ELECTRICAL LINES

No building or structure shall be built below the high voltage electric lines, as well as within the horizontal distance from the electrical line indicated in the following table. The vertical distance below the level of the electrical line and the topmost surface of the building corresponding to the minimum horizontal distance shall be as indicated in the following table. The minimum vertical distance is not applicable if the horizontal distance exceeds the minimum prescribed. 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 board rules as stipulated in the table given below and subjected to clearance from electrical department.

Table No. 38: **Distance Of Buildings From Electrical Lines**

Sl. No.	Electrical Lines	Vertical Clearance (m)	Horizontal distance from the edge of the electrical line (m)	Electric line corridor width (m)
1.	Low and Medium Voltage lines upto 11 KV	3.5	1.8	2.25 from the center of tower on either side (Total 4.50m)
2.	High Voltage lines upto and including 11 KV	4.5	1.8	2.25 from the center of tower on either side (Total 4.50m)
3.	High Voltage lines above 11 KV including 33 KV	4.5	2.5	7.5 from the center of tower on either side (Total 15.0m)
4.	High Voltage lines above 33 KV including 66 KV	4.5	3.0	9.0 from the center of tower on either side (Total 18.0m)
5.	High Voltage lines above 66 KV including 110 KV	5.0	3.2	11.0 from the center of tower on either side (Total 22.0m)
6.	High Voltage lines above 110 KV including 132 KV	5.0	3.5	13.5 from the center of tower on either side (Total 27.0m)
7.	High Voltage lines above 132 KV including 220 KV	6.2	4.2	17.5 from the center of tower on either side (Total 35.0m)
8.	High Voltage lines above 220 KV including 400 KV	Subjected to clearance from electrical department		25.0 from the center of tower on either side (Total 50.0m)

NOTE:

1. No Habitable building shall be permitted within the horizontal and vertical distance from the electric line mentioned in table above.
2. Buildings and growing of any trees shall not be permitted within the (electric. line corridor) horizontal distance mentioned above.
3. Irrespective of the alignment of the HT lines shown in the master plan-2031; the actual alignment shall be considered as per the ground conditions for approvals/permissions.

19. SOLAR WATER HEATER REQUIREMENTS

Solar lighting and Water Heaters shall be provided as per the table for different categories of buildings.

Table No. 39: Solar Lighting and Water Heater Requirements

Sl. No.	Type of Use	100 liters per day shall be provided for every unit
1.	Restaurants service food and drinks with seating /serving area of more than 100 Sq.m	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	30 Workers
5.	Nursing Homes and Hospitals	4 Beds
6.	Kalyana Mantapas, Community Hall and Convention Hall (with Dining Hall & Kitchen)	30 Sq.m of floor area
7.	Recreational Clubs	100 Sq.m of floor area
8.	Residential Buildings:	
a.	Single Dwelling Unit measuring 100 Sq.m of floor area or site area of more than 200 Sq.m whichever is more.	
b.	500 lpcd for multi-dwelling unit / apartments for every 5 units and multiples thereof	
9.	Solar Photovoltaic lighting systems shall be installed in multi-unit residential buildings (with more than five units) for lighting the setback areas, drive ways and internal corridors.	

20. SAFETY MEASURES AGAINST EARTHQUAKE IN BUILDING CONSTRUCTION

Buildings with a height of 10m and above shall be designed and constructed adopting the norms prescribed in the National Building Code and in the "Criteria for earthquake resistant design of structures" bearing no. IS 1893-2002 published by the Bureau of Indian Standards, making the buildings resistant to earthquake. The building drawing and the completion certificate of every such building shall contain a certificate recorded by 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 or making the buildings resistant to earthquake.

21. FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS

Public and Semi-Public buildings having covered area of 300 Sq.m and above shall be designed and constructed to provide facilities to the physically handicapped persons as prescribed in the Schedule –IV of these Zoning Regulations.

SCHEDULE-IV

Facilities for physically handicapped persons

a. These Regulations shall apply to the physically handicapped persons having the following disabilities:

i. **Non-ambulatory disabilities:** Impairments that regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.

ii. **Semi-ambulatory disabilities:** Impairments that cause individuals to walk difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastic and those with pulmonary land cardiac ills may be ambulatory.

iii. **Hearing disabilities:** Deafness or hearing handicaps that make an individual insecure in public areas because he is unable to communicate or hear warning signals.

iv. **Sight disabilities:** Total blindness or impairments affecting sight to the

extent that the individual functioning in public areas is insecure or exposed to danger.

b. **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 1.80m. It shall not have a gradient exceeding 5%.

c. **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.

d. **Space for wheelchair users:** Adequate space shall be kept for the free movement of the wheel chairs. The standard size of wheelchair shall be taken as 1.05m x 0.75m, the doors shall have a minimum width of 0.9m to facilitate the movement of wheel chairs.

e. **Approach to plinth level:** At least one entrance shall have approach through a ramp. The ramp shall have a minimum width of 1.80m with maximum gradient of 1:10.

f. **Entrance landing:** Entrance landing shall be provided adjacent to ramp with the minimum dimension of 1.80mx 2.00m.

g. **Corridors:** The minimum width of corridors shall be 1.80m.

h. **Staircase:** The minimum width of staircase shall be 1.50m. The maximum number of risers on a flight shall be limited to 12. Size of treads shall not be less than 0.3m and the height of risers shall not be more than 0.15m.

i. **Lift:** Lift shall have to be provided for buildings with more than ground +3 floors.

i. Wherever lifts are required to be installed as per bye-laws, provision of at least one lift shall be made for the wheel chair users with the following cage dimensions recommended for passenger lifts of 13 persons capacity by BIS.

1) Clear internal depth – 1100mm
2) Clear internal width – 2000 mm
3) Entrance Door width – 900mm

ii. The lift lobby shall have a minimum inside measurement of 1.8m x 1.8m.

j. **Toilets:** One special water closet in a set of toilets shall be provided for the

use of handicapped persons with wash basins keeping in view the following provisions:

a) The minimum size of toilet shall be 1.50m x 1.75m.
b) The maximum height of the W.C set shall be 0.50m above the floor.

k. Hand rails: Hand rails shall be provided for ramps, staircase, lifts and toilets. The height of the hand rails shall be normally 0.80 m above the floor level. If the building is meant for the predominant use of children, the height of hand rails may be suitably altered.

l. Guiding / Warning floor material: The floor material to guide or to warn the visually impaired persons with a change of color or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor material is called guiding and warning floor material. The material with different texture shall give audible signals with sensory warning when the 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. These floor materials shall be provided in the following areas:

a) The access path to the building and to the parking area.
b) The landing lobby towards the information board, reception, lifts, staircase and toilets.
c) At the beginning/end of walkway where there is vehicular traffic.
d) At the location abruptly changing in level and at the beginning/end of ramp.
e) At the entrance/exit of the building.

m. Proper signage (only for public & semipublic buildings): 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 lake of vision whereas visual signals shall benefit those with hearing disabilities.

Signs should be designed and located such that they are very easily legible by using suitable letter size (not less than 20mm size). For visually impaired persons, information board in Braille should be installed on the wall at a suitable height and it should be possible to

approach them closely. To ensure safe walking there should not be any protruding sign, which creates obstruction in walking.

The symbol/illustrated should be in contrasting color and properly illuminated so that with limited vision one may be able to differentiate amongst primary colors.

22. RAIN WATER HARVESTING

Every building with a plinth area of exceeding 100 Sq.m or built on a site measuring not less than 200 Sq.m shall have rain water harvesting structures having a minimum total capacity as detailed in Schedule –V.

Provided that the authority may approve the rain water harvesting structures of specifications different from those in Schedule-V, subject to condition that minimum capacity of rainwater harvesting is being ensured in each case.

The owner of every building shall ensure that the rain water harvesting structure is maintained in good repair for storage for non-potable purposes or recharge of ground water at all times.

SCHEDULE – V

Rain Water Harvesting

Rain water harvesting in a building site includes storage or recharging into the ground of rainwater falling on the terrace or any paved or unpaved surface of the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

1. Open well of a minimum of 1.00m dia. and 6.00m depth into which rainwater may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden, etc.
2. Rainwater harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated up to a

depth of at least 3.0m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.

3. An impervious storage tank of required capacity may be constructed in the setback or other than space and the rain water may be channeled to the storage tank. The storage tank may be raised to a convenient height above the surface and shall always be proved with ventilating the surface and shall always be provided with ventilating covers and shall have draw off taps suitably place so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
4. The surplus rainwater after storage may be recharged into ground through percolation pits, trenches, or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20m width x 1.20m length x 2.00m to 2.50m depth. The trenches can be of 0.60m width x 2.00m to 6.00m length x 1.50m to 2.00m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be backfilled with filter media comprising the following materials.
    a. 40mm stone aggregate as bottom layer up to 50% of the depth.
    b. 20mm stone aggregate as lower middle layer up to 20% of the depth.
    c. Coarse sand as upper middle layer up to 20% of the depth.
    d. A thin layer of fine sand as top layer.

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.

I. Brick Masonry Wall is to be constructed on the exposed surface of pits / trenches and the cement mortar is plastered.
II. The depth of wall below ground shall be such that the wall prevents lose soil entering into pits / trenches. The projection of the wall above ground shall at least be 15 cm.
III. Perforated concrete slabs shall be provided on the pits or trenches.

5. If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and land is refilled with coarse sand to allow percolation of rainwater into ground.

Terrace shall be connected to the open well / bore well / storage tank / storage pit / trench by means of HDPE / PVC pipes through filter media. The system shall be provided to enable the first washings from roof or catchments, as they would contain undesirable dirt. The mouths of all the openings should be covered with mosquito (insect) proof wire net. For sufficient discharge of rain water, there shall be at least two rain water pipes 75mm dia for a roof area of 100 Sq.m.

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

23. GROUND FLOOR

1. In case of undulated plots/sites or the road abutting the property has sloping vertical alignment, where by two floors can be easily accessible from the road and the level difference between the ground/road and the floors at the point of access then both the floors shall be treated as ground floor i.e., lower ground and upper ground floor.
2. Floor level of ground floor shall not be more than 1.2 m above the average ground level, if it is more than the floor below shall be considered as ground floor.

24. MEZZANINE FLOOR

1. Mezzanine floor is an intermediate floor in between ground and first floor only.
2. A mezzanine floor shall be accessible only from its lower floor and shall be allowed only in nonresidential buildings ground floor only.
3. The maximum area utilized as mezzanine floor shall not be more than 1/3 of the covered area of the ground floor and with a minimum height of 2.2m and it shall be included for calculating FAR.

25. STAIRCASE

The minimum width of staircase for different type of buildings shall be as specified in the table given below and 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.

Table No. 40: Minimum Width Of Staircase For Different Type Of Buildings

SL. No.	Building type or usage	Min Width of staircase in (m)
1.	Residential buildings	1.0
2.	Apartment & Commercial buildings	1.5
3.	Institutional buildings	2.0
4.	Government hospitals	2.0
5.	Public and semipublic buildings	2.0
6.	All other buildings	1.5

26. TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

When an area within the local planning area is required for public purpose (i.e., widening of road, parks, etc.,) the owner of the site or land which comprises of such area surrenders it and hands over possession of the same to the Authority free of cost and encumbrance, the Authority permits development rights in the form of additional floor area which shall be as notified by the state government from times to time.

27. SOLID WASTE MANAGEMENT (SWM) AREA / SITE

For efficient and scientific management and disposal of solid waste generated within Local Planning Authority area.

Area within a distance of 500.00m from the premises of the SWA area /site shall be "Buffer Zone' and no development or construction is not permitted in this zone. However set back and tree plantation may be allowed in this zone.

28. ROAD ALIGNMENT

1. In case of building that have been permitted lawfully by local authority or planning Authority and if such structures are obstruction to the alignment of the proposed roads in the Master Plan, 2031 or in exceptional circumstances if the proposed road alignment is technically not feasible due to existing topographical conditions, such road alignment shall be re-looked by the authority and decision may be taken suitably.
2. The center of right of way (ROW) of the road shall be center of the total available width.
3. All smaller roads not proposed for widening in the master plan shall be considered as proposed to be widened to minimum of 9.0m for residential and 12.0m for non-residential purpose. However in old area/notified areas the roads are not proposed for widening in the master plan shall be considered as proposed to be widened to minimum of 6.0m.
4. The roads proposed in the Master Plan shall be incorporated, while preparing a layout plan in accordance with the Circulation map.

29. NEW ADDITIONS TO EXISTING BUILDINGS

In case of buildings sanctioned prior to coming in to force of these regulations, upper floors may be permitted to utilize prescribed F.A.R according to these regulations after deducting the FAR utilized in the existing floors by providing the required setbacks of these regulations at the level of constructions of the upper floors and also subject to this production of structural stability certificate. However, such upper floor shall not be permitted if the existing building is projecting into proposed road widening limits as prescribed in the master plan unless such projections in to the proposed road widening limit is demolished. However, such building should satisfy the car parking requirements further making use of this provision any existing building is likely to become a high-rise building, then it should satisfy the setback and parking requirements for high rise buildings.

Extension to existing ground floor may be allowed subject to limitation of coverage, FAR and height, in accordance with present regulation.

30. ROAD WIDTH

1. Road width means distance between the boundaries of a road including footways and drains.
2. If the road width varies along the length of road, then the minimum width of the road along 200 m stretch on either side, from the center of the plot shall be considered.
3. In case of roads having service roads in addition to the main roads the width of road shall be aggregate width of service roads and main roads for determining FAR and number of floors.

31. 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 9.0 meter Radius at the end shall be provided.

32. PUBLIC TOILETS

In any commercial establishments and assembly buildings, public toilet shall be provided, separately for males and females in each floor. Such public toilets shall be of minimum 1.5% of the total commercial floor area if the total commercial area is above 10,000 Sq.m . and of minimum of 2% of the total commercial area if the total commercial area is less than 10,000 Sq.m Minimum size of common toilets should be 1.0m x 1.25m.

33. REGULATIONS FOR NOTIFIED AREA (OLD AREA)

Building plans may be sanctioned, when the area lies within the notified area of Kushalnagar town. Such that the jamabandi showing the sy.no. of such site shall be attested by the chief officer/commissioner of the local body, and duly accepting the certificate of confirmation that the land lies within the notified area, by the chief officer/commissioner of the local body. However in old area/notified areas the roads not proposed for widening in the master plan shall be considered as proposed to be widened to minimum of 6.0m.

Table No. 41: Height Restriction Near Aerodromes

Sl. No.	Limits of distance from the aerodromes reference point measured horizontally to building structure of installations		Difference between the elevation of the top of the building structure or installations and elevation of the aerodromes (aerodrome reference point)
	International Civil Airports or their alternate	Other Civil Airports and Aerodromes	
1.	Between 8534 m and 22224 m	Between 7925 m and 22324 m	Less than 152 m
2.	Between 7315 m and 8534 m	Between 6706 m and 7925 m	Less than 122 m
3.	Between 6095 m and 7315 m	Between 5486 m and 6706 m	Less than 91 m
4.	Between 4877 m and 6096 m	Between 4267 m and 5486 m	Less than 61 m
5.	Between 4267 m and 4877 m	Between 3658 m and 4267 m	Less than 49 m*
6.	Between 3658 m and 4267 m	Between 3048 m and 3658 m	Less than 37 m*
7.	Between 3048 m and 3658 m	Between 2438 m and 3048 m	Less than 24 m*
8.	Between 2438 m and 3048 m	Between 1829 m and 2438 m	Less than 12 m*
9.	Below 2438 m	Below 1829 m	Nil except with the concurrence of the Civil Aviation Authorities

Note:

1. Height limits shall be applicable for tree heights.
2. Irrespective of their distance from the aerodrome, (even beyond the 22 Km. limit from the aerodrome reference point), no radio masts or similar installation exceeding 152 m in height shall be erected without the permission of the Civil Aviation Authorities.
3. No buildings, structures or installations exceeding the height indicated in the above table should be permitted without N.O.C. from Civil Aviation

Authorities.

4. The location of the slaughterhouses and other areas of activities like garbage dump which would attract high flying birds like eagles, hawk etc., and shall not be permitted within a radius of 10 Km from the aerodrome reference point.

34. SUB - DIVISION REGULATIONS

The purpose of these regulations is to guide the development of new areas in accordance with the land use plan. As long as this is done on sound planning principles with adequate space standards, the future of the local planning area is assured. This will not necessitate costly corrective measure, which should be necessary, if substandard growth is allowed to take place. Theses Sub –division regulations are confined to standards of size of building sites street widths and community facilities.

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

1. SIZE OF BUILDING SITE

No buildings site resulting from the sub-division is smaller in size than 54 Sq.m in residential and 90 Sq.m in other zones and in case of sub-division involving sites for economically weaker sections, in specific cases of sites for housing schemes for economically weaker sections, low-income groups, slum clearance and Ashraya housing, the authority may relax the above condition or due to family partition these norms do not apply.

Any sub division of site requires prior approval of Kushalnagar planning Authority. The minimum width of a plot shall not be less than 6m, except in case of odd plots, the proposed use of land should be indicated in the layout plan.

2. STANDARDS OF ROADS

a) Layout

Mini mum right of way for streets proposed in layouts as per below table.

Table No. 42: Standard of Roads/Streets in layouts

Sl. No.	Length and category of streets	Minimum right of way in m
1.	**Residential**	
a)	Up to 180 m	9.00 m
b)	Above 180m up to 500m	12.00 m
c)	Above 500 m	18.00 m
d)	Collector street (minor roads)	12.00 m
e)	Major collector roads (feeder streets)	18.00 m
f)	Arterial roads	18m, 24 m and 30 m
g)	Cul-de-sac	6.0m (maximum length 183m with 9.0m turning radius)
2.	**Commercial**	
a)	Retail	12.00 m
b)	Others	15.0
3.	**Industrial**	
a)	Up to 2.0 Hectare	12.00 m
b)	Above 2.0 Hectare	15.00 m

b) Single plot Residential / Non Residential layouts

Land seeking for single plot approval, having an extent of one hectares and above where ever necessary one public through fare road of minimum 9.0 m wide for residential and minimum 12.0m wide for non residential shall be provided at the edges of the property are depending upon the ground situation. This should be handed over to the local authority at free of cost through relinquishment deed. This is because to provide public road access to the rear property.

I. APPROVAL OF LAYOUTS

A. NORMS FOR APPROVAL OF RESIDENTIAL LAYOUT

a. The land in question should have been converted for non-agricultural

purpose.

b. The use of the land shall be in accordance with the Zoning Regulation of the Master Plan.
c. The area under residential use shall not be more than 55% of the total extent, the area under parks, playground and open spaces shall not be less than 10% and civic amenity shall not be less than 5% of the total extent.
d. Out of the area earmarked for residential purpose, on owner's request, up to 3% of the total extent of land may be earmarked for commercial purpose shops.
e. If the area under roads, after incorporating the roads proposed in the Master plan, exceeds thirty five (35) percent but is less than forty (40) percent, in such case, the reservation under civic amenities may be accordingly dispensed with (exempted) to such an extent keeping the area under residential purpose up to fifty (50) percent of the total extent.
f. If the area under roads, after incorporating the roads proposed in the Master plan, is forty (40) percent and above, in such cases, the reservation under civic amenities may be dispensed with (exempted) and park and open space area may be relaxed to such an extent after keeping the area under residential purpose up to fifty (50) percent of the total extent.
g. The area reserved for parks and open spaces, play ground and roads shall be handed over to the local Authority at free of cost through a registered relinquishment deed. The authority, if it desires so, may hand over the responsibility of the maintenance of park and open spaces to the local resident's association or owner of the layout.
h. Minimum width of roads shall be 6.0 m in case of Government sponsored EWS schemes and for private layouts minimum road width should be 9.0m in case of plots up to 9m x15m or up to 180 Sq.m and 12.0m, for plots more than 9m x 12m size.
i. The necessary fee shall be paid to the authority under section 18 of Karnataka Town and Country planning Act 1961 and the Authority shall collect fees and charges prescribed by the Government from time to time.
j. Any road proposed in the Master plan shall be incorporated in the plan shall be handed over to the concerned local body free of cost.

B. APPROVAL OF THE SINGLE PLOT FOR RESIDENTIAL PURPOSE

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

a. The land in question should have been converted for non-agricultural purpose.
b. The use of the land shall be in accordance with the Zoning Regulation of the Master Plan.
c. The necessary fee shall be paid to the authority under section 18 of Karnataka Town and Country planning Act 1961 and the Authority shall collect fees and charges prescribed by the Government from time to time.
d. If the owner of single plot desires to subdivide the plot at subsequent dates, he shall obtain approval by the authority treating it as division of the land and norms applies accordingly as prescribed in the Zonal Regulations.
e. The proposed roads and land uses like park and 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 deed by the owner.
f. Due to the incorporation of Master plan road, if a piece of land submitted for single plot approval if getting divided in to two or more number of plots, the same must be approved considering the whole proposal under this regulation as a single plot layout. (This is allowed only when in question is divided due to incorporation of Master Plan roads).

C. NORMS FOR APPROVAL OF NON-RESIDENTIAL LAYOUT WITH TWO OR MORE NUMBER OF PLOTS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS

a. The land in question should have been converted for non-agricultural purpose.
b. The use of the land shall be in accordance with the Zoning Regulation of the Master Plan.
c. A minimum 5% of the total extent of land shall be earmarked for vehicle parking and this shall be in addition to the parking space prescribed in the Zoning Regulations for buildings.

d. A minimum 10% of the total extent of land shall be earmarked for parks & open space.
e. The area earmarked for parking, park and open space and roads shall be handed over to the local Authority at free of cost for maintenances through a registered relinquishment deed before taking up development of the layout.
f. The necessary fee shall be paid to the authority under section 18 of Karnataka Town and Country planning Act 1961 and the Authority shall collect fees and charges prescribed by the Government from time to time.

D. APPROVAL OF SINGLE PLOT FOR NON-RESIDENTIAL LAYOUT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS

a. The land in question should have been converted for non-agricultural purpose.
b. The use of the land shall be in accordance with the Zoning Regulation of the Master Plan.
c. A minimum 5% of the total extent of land shall be reserved for vehicle parking and shall be in addition to the parking space prescribed in the Zoning Regulations for buildings.
d. A minimum10% of the total extent of land shall be earmarked as open space.
e. The area earmarked for parking and open space shall be maintained by the landowner and this land shall not be used for any other purpose by the land owner.
f. The necessary fee shall be paid to the authority under section 18 of Karnataka Town and Country planning Act 1961 and the Authority shall collect fees and charges prescribed by the Government from time to time.
g. If the owner of single plot desires to subdivide the plot at subsequent dates, he shall obtain approval by the authority treating it as sub-division of the land and norms applies accordingly as prescribed in the Zoning Regulations.

General Note:

a. 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 also shall be as per the rules and regulations prescribed by the Government from time to time.

b. The Authority reserves the right to modify the layout (residential layout or non-residential layout) submitted by the applicant / owner and may impose any conditions either from planning point of view or in the interest of public considering the safety, security, environment and aesthetics.
c. The applicant shall be required to adhere to the rules and regulations framed by the government from time to time in this regard.
d. The site/plot shall not be enclosed by compound wall and developed as a gated community, the roads, area reserved for park and open space, civic amenities shall be kept open for general public use.
e. If the buffer portion is a part of the layout plan, then that part of the buffer portion could be taken into account for reservation of parks and open spaces under sub-division regulations subject to fulfilling section 17 of KTCP Act, 1961.
f. Within the demarcated buffers for the valley systems the following uses are allowed: Sewerage Treatment Plants and Water treatment plants, pathways, formation of drains, culverts, bridges, etc which will not obstruct the water course, run offs, channels.
g. Parks/Open spaces and playgrounds shall be separated from other uses (except civic amenities) by means of 3.0m wide pathways. In unavoidable circumstances park shall be separated from other uses by means of 1.50 m wide Path way.
h. If a plot of official records at the time of adoption of these regulations smaller than the minimum size specified for the zone in which it is located and compliance with the yard and other requirement of these regulations is not feasible, the Kushalnagar Local Planning Authority may permit the plot to be used as a plot, site provided it is satisfied that the yard space and other requirements for the zone in which the plot is located properties in the zone.

E. AMALGAMATION AND SUBDIVISION INCLUDING BIFURCATION OF BUILDING SITE

General conditions applicable for amalgamation and subdivision including bifurcation of building site.

1. Amalgamation of Building sites

a) Building site(s) which is a part of the layout/sub-division plan/Development scheme/scheme or Notified area (old area) site(s) may be amalgamated with prior permission of the Member Secretary of the authority.

b) The Member Secretary of the authority in addition to ensuring that the building site does not fall in the survey number of the village, shall also have to obtain duly signed document that establishes the site as Notified area (old area) site from local Authority.

c) Amalgamation of the Building sites shall be considered only in the case of Building sites having absolute ownership and sites that are held by private individuals which are under lease agreement shall not be considered.

d) Building sites having similar land use shall only be amalgamated.

e) Building sites having road width of 6.0m and above shall only be amalgamated.

f) Ownership of the sites to be amalgamated could be either single or multiple names/family members/company.

g) Amalgamation shall not be considered where Building sites are earmarked as EWS sites in the Sub-division plan or Layout Plan or residential scheme.

h) An additional fee for such amalgamated building site shall be collected as prescribed under section 18(1) of the Act.

i) The local authority shall not issue khata for amalgamated building sites without the prior approval of the authority.

j) Permission under Section 15 of the Act for construction of building shall be given considering the amalgamated building site as a single building site and regulations for development in case of such

amalgamated building site shall be reckoned with reference to the new dimensions and area of the amalgamation building site, no permission shall be granted for apartment building in the amalgamated sites.

2. Sub division including bifurcation of building site

a) A building site which is a part of the sub-division plan/ development scheme/scheme duly approved by the authority or Notified area (old area) site may further be subdivided with prior permission of the Member Secretary of the authority.

b) The Member Secretary of the authority in addition to ensuring that the building site does not fall in the survey number of the village, shall have to obtain duly signed document that establishes the site as Notified area (old area) site from local authority.

c) In any case, the sub divided sital area of the building site shall not be less than 50 Sq.m.

d) Sub-divided/bifurcated building site shall have an access of minimum 3.5m vide.

e) The sub-divided building site facing the road/ street shall have a minimum of 4.5 m frontage.

f) An additional fee for such sub-division of the building site shall be collected as prescribed under section 18(1) of the Act.

g) The local authority shall not issue khata for subdivision or bifurcation of building sites without the prior approval of the authority.

h) In all such sub-divisions, whether corner site or intermediate site, front setback for the resulting site abutting the road shall be the same as that of the original building site and not that of the sub-divided building site.

F. HOUSING

APPROVAL OF GROUP HOUSING PROJECT

The fallowing norms shall be adopted while approving building plans for group housing.

1. The approach road must have a minimum width of 12.0 m.
2. Minimum area for a group housing project shall not be less than 0.40 Ha.
3. The layout plan showing the general arrangements of residential building blocks, dimensions of such each building blocks, access roads, park and open spaces and civic amenity areas, shall be obtained prior to approval of building plan.
4. Setbacks should be provided with reference to the depth and width of total site area.
5. The FAR shall be with reference to the width of the public road abutting the property and such FAR should be calculated for the net area of the plot as prescribed in Table - 43 as given below, after deducting the areas reserved for park and open spaces and civic amenities in that plot
6. The coverage shall be with reference to the total area after deleting the area of civic amenity and parking.
7. The distance between any two buildings shall not be less than half the height of tallest building.
8. Total 15% of the area shall be earmarked for park and open spaces and 5% for civic amenities, subjected to a minimum of 10% area shall be reserved under parks and open spaces.
9. The area reserved for civic amenities shall be handed over to the Planning Authority at free of cost through a registered relinquishment deed.
10. The area reserved for parks and open spaces, and roads shall be handed over to the Local Authority at free of cost through a registered relinquishment deed. The authority, if it desires so, may hand over the responsibility of the maintenance of park and open spaces to the local resident’s association or owner of the layout.

11. Any road proposed in the Master plan shall be incorporated in the plan shall be handed over to the concerned local body free of cost.

Table No. 43: Maximum Plot Coverage, FAR, Setbacks and Minimum Road Widths For Group Housing

Plot area	Min. road width in (m)	Max. plot coverage	Max. F.A.R	Min. setbacks in (m)			
From 0.40 Ha. upto 0.80 Ha.	12	60%	2.25	8.0	6.0	6.0	6.0
Above 0.80 Ha.	15	60%	2.5	9.0	8.0	8.0	8.0

Note:

1. When the height of group housing project exceeds 15.0m, then setbacks shall be left all around as in case of high-rise buildings.
2. Parking requirements shall be as per table-36, in addition 5% of the total area shall be reserved for visitors parking separately.
3. The area reserved for Internal roads, park and open spaces may be maintained by the owner/developer himself.
4. The site shall not be enclosed by compound wall and developed as a gated community.

G. APPROVAL OF APARTMENT

1. For approval of apartment project, for visitors parking min 10% of the parking area is reserved in addition to required parking area for that apartment.
2. Apartment buildings shall not be permitted on plots abutting roads of existing width less than 9.0m.
3. Construction of Apartment building shall permit only on a minimum plot area of 500 Sq.m.

H. Building Line

Building lines are prescribed for some important roads in Kushalnagar town as presented in Table-44 front setback are also prescribed separately for various

types of buildings. The higher of the two shall be the minimum open space in order to have better street architecture and to facilitate road widening proposal if any in future.

Table No. 44: Proposed Building Line For Various Roads With In LPA

Sl. No.	Name of the road and stretch	Proposed building line from the Centre line of the Road
1.	National Highway - 275	15m + 6m within Town Limits
2.	State Highway - 91	15m + 6m within Town Limits
3.	Ratha Beedi – From Ganesha Temple to Market Road	6m + 1.5m
4.	Gowda Samaja Road – From Gowda Samaja to Gopal Circle	6m + 1.5m
5.	Gondibasavana Halli Road From IB circle, Konamariamma Temple circle to LPA boundary.	9m + 2.0m
6.	Harangi Road State Highway – 91 to LPA boundary	9m + 2.0m
7.	Konamariamma Temple circle to State Highway – 91	9m + 2.0m

Note:

1. Road Margins proposed as per Letter No.:AEE/PWP&IWTD/SPET/KPA/Road Margin/603/2012-13; Date: 25.10.2012 (Copy enclosed under Appendix-VIII) received from AEE,PW,P&IWTD, No.2 Sub Division, Somwarpet.
2. For National Highways, State Highways, Major district road, standards specified (Road width, building lines etc.,) are to be followed as per the Govt. notifications issued from time to time.

THE KARNATAKA GOVT. SECRETARIAT U.D. DEPT. BANGALORE ಬೆಂಗಳೂರು BANGALORE

"ಸರ್ಕಾರದ ಆದೇಶದ ಸಂಖ್ಯೆ : ನಅಇ 131 ಎಸ್‌ಪಿಟಿ 2022
ದಿನಾಂಕ : 18/8/2022 ಇದರಲ್ಲಿ ಸೂಚಿಸಿರುವ
ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಮಹಾ ಯೋಜನೆಗೆ : ತಾತ್ಕಾಲಿಕ /
ಅಂತಿಮ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ."

18/8/22
(ಲತಾ ಕೆ.)
ಸರ್ಕಾರದ ಅಧೀನ ಕಾರ್ಯದರ್ಶಿ
(ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ & ನಯೋಸೇ)
ನಗರಾಭಿವೃದ್ಧಿ ಇಲಾಖೆ