

**BANGALORE METROPOLITAN REGION DEVELOPMENT
AUTHORITY**

**Office of the Metropolitan Commissioner
LRDE Building, Ali Askar Road, Opp. Palace HOtel, Bangalore-560 052**

No: BMRDA/EST/41/95-96

Date: 15th March 1996

NOTIFICATION

The Bangalore Metropolitan Region Development Authority in its 7th meeting held on 23.6.1995, had resolved to have control of certain types of developmental activities In certain areas of its jurisdiction which was listed in Schedule – II of the Notification issued by BMRDA, under Section 10 of the BMRDA Act 1985, as authorized by the Authority to the Metropolitan Commissioner.

Accordingly, the Notification was issued on 22-07-95 which was published in two English news papers and two Kannada newspapers. The Notification was also published in the Karnataka Gazette on 10-8-1995. As per the resolution of the Authority, the Notification was to be in force for a period of 3 months from the date of its issue or till BMRDA issue development control rules for the areas in question whichever is earlier unless extended by the Authority.

The Government in Housing & Urban Development have been moved to sanction the regulations as required under Section – 30 of the BMRDA Act 1985, vide letter No. BMRDA/TP/STR/ZON/023/95-96, dated 26/30.08.95. The sanction of the Government was awaited.

In the meanwhile, a Notification was issued by BMRDA on 19.10.95 extending the regulations of development in the areas specified in Schedule – II of the Notification dated 22.7.95 for a further period of 3 months from 22.10.95 or till the BMRDA control regulations are issued with the sanction of Govt, whichever is earlier unless extended by the authority.

The government in its Order No: HUD/65/BMR-95, dated 7.2.96 have accorded approval for regulations called BMRDA Regulation 1996 which come into force at once.

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The Authority in its meeting dated 7-3-96, resolved to enforce Section 10(2) of the BMRDA Act 1985, for the entire Bangalore Metropolitan Region.

Therefore, in exercise of the powers conferred by sub-section (1) of Section (10) of the BMRDA Act 1985 (Karnataka Act 39 of 1985) and as per Govt order No.HUD/17/BMR-95, dated 9.1.1996, it is directed that expect with the previous permission of BMRDA, no authority or no persons shall undertake any development as specified in schedule – I within the Bangalore Metropolitan Region covering whole of Bangalore Urban District and Bangalore Rural District and Malur taluk of Kolar District. However, where any area within BMRDA is declared to be local planning area under KTCP Act 1961, the authority grants permission with regard to ODP / CDP published and the zoning regulations made under KTCP Act and the building regulations in force in that area.

It is further directed that, no local authority shall grant permission for any developments referred to above within the B.M.R. unless the BMRDA has been specifically consulted and upon receipt of approval of the BMRDA grant such permission. It is further ordered that any person willing to undertake any development referred to above, shall apply in writing to BMRDA for permission to undertake such developments.

It is further ordered that the Metropolitan Commissioner, BMRDA is authorized to receive application for permission and to grant such permission with or without condition or refuse to grant such permission for using the lands for the purposes for which they are marked/reserved.

If any person or authority does anything contrary to the above, the Authority has the power to pull down, demolish or remove any development undertaken contrary to the decisions of the BMRDA and recover the cost of such pulling down, demolition or removal from the person or the authority concerned.

Dated today the 15th March of 1996

Sd/-
P.S.S. THOMAS
Metropolitan Commissioner
Bangalore Metropolitan Region
Development Authority

THE BANGALORE METROPOLITAN REGION DEVELOPMENT AUTHORITY REGULATIONS, 1996

(As amended by Notification No. UDD 82 BMR 99, dated 1-6-2001)

In exercise of the powers conferred by Section 30 of the Bangalore Metropolitan Regional Development Authority Act, 1985 (Karnataka Act 39 of 1985) and with the previous sanction of the Government of Karnataka the Bangalore Metropolitan Regional Development Authority hereby makes the following regulations, namely.-

1. Title and commencement.-(1) These regulations may be called the **Bangalore Metropolitan Region Development Authority Regulations, 1996.**

(2) They shall come into force at once.

2. Definitions.-Unless the context otherwise requires.-

(1) "**Act**" means the Bangalore Metropolitan Region Development Authority Act, 1985 (Karnataka Act 39 of 1985);

(2) "**Basement/Cellar Floor**" means any storey which is partly or wholly below the ground level and the basement height shall not project more than one meter above the average ground level.

Explanation-I.-If the plinth of the building is constructed leaving more set backs than the minimum stipulated, basement floor may extend beyond the plinth of the building but no part of the set backs shall be used for basement.

Explanation-II.-One basement in the intensely populated area (A Zone) be permitted only for parking purpose, if the area of the premises is 500 square meters and above with a minimum road width of 12 meters.

Explanation-III.-One additional basement (two) for all buildings exceeding five floors may be permitted for parking and machines used for service and utilities of the building.

Explanation-IV.-The maximum of three basements in case of three stars and above Hotels be permitted for parking and machines used for service and utilities of buildings.

(3) "**Covered Area**" means an area covered by building immediately above the plinth level, but does not include the area covered by swimming pool, sumptank, pump house and electric sub-station;

(4) "**Floor**" means the lower surface in a storey on which one normally walks into a building, the general term 'floor' does not refer to basement or cellar floor and mezzanine floor;

(5) "**Floor Area Ratio**" (FAR) means the quotient obtained by dividing the total covered area of all floors by the plot area and floor area includes the mezzanine floor also;

(6) "**Ground floor**" means immediately above the level of the adjoining ground

level on all sides or above the basement floor;

(7) "**Mezzanine Floor**" means an intermediate floor between ground floor and first floor only and the area of mezzanine floor shall not exceed one-third of the covered area of ground floor;

(8) "**Section**" means a section of the Act.

3. Grant of permission under Section 10.-The authority shall have regard to the provisions here in after provided, while granting permission under Section 10 to undertake development within the Bangalore Metropolitan Region;

Provided that where any area within the Bangalore Metropolitan Region declared to be a local planning area under the Karnataka Town and Country Planning Act, 1961, the authority shall while granting permission have regard to outline development plan, or comprehensive development plan published and the Zonal regulations made under that Act and the building regulations in force in the area.

4. Minimum Setbacks etc.-The minimum set backs required on all the sides of building, maximum plot coverage, maximum FAR, maximum number of floors, maximum height of building that are permissible for different dimensions of sites and width of roads are set out in Tables 1 to 9 given below.

TABLE 1

Exterior open spaces/setbacks for Residential, Commercial, P and S.P., T and Public Utility building to 9.5 mtrs. in height.

Depth of site in mtrs.	Residential		Commercial		T and T, P.U. Public and Width of site Semi-Public (in mtrs).			Residential		Commercial		T and T, P.U. Public and Semi Public	
	Front	Rear	Front	Rear	Front	Rear		Left	Right	Left	Right	Left	Right
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
Upto 6	1.00	-	1.00	-	1.50	-	Upto 6	-	1.00	-	-	-	1.50
Over 6 upto 9	1.00	1.00	1.50	-	1.50	1.50	Over 6 upto 9	1.00	1.00	-	1.50	1.50	1.50
Over 9 upto 12	1.50	1.50	1.50	1.50	3.00	1.50	Over 9 upto 12	1.50	1.50	1.50	1.50	1.75	1.50
Over 12 upto 18	3.00	1.50	3.00	1.50	3.00	1.50	Over 12 upto 18	1.50	3.00	1.50	3.00	2.00	3.00
Over 18 upto 24	4.00	3.00	3.50	3.00	4.50	2.00	Over 18 upto 24	2.50	3.50	2.50	4.00	3.00	3.00
Over 24	5.00	3.50	4.50	3.00	6.00	3.00	Over 24	3.00	4.00	3.00	4.50	3.50	4.50

Note:- T and T: Traffic and Transportation. P.U.: Public Utility

Table-2

Exterior open spaces/setbacks for Residential, Commercial, Public and Semi Public, T and T, Public Utility buildings upto 9.5 in height

Sl No	Height of building in Mtrs.	Exterior open Spaces/Setbacks to be left on all sides (Front Rear and Sides) Min. in Mtrs.
(1)	(2)	(3)
1	Above 9.5 upto 12	4.5
2	Above 12 upto 15	5.0
3	Above 15 upto 18	6.0
4	Above 18 upto 21	7.0
5	Above 21 upto 24	8.0
6	Above 24 upto 27	9.0
7	Above 27 upto 30	10.0
8	Above 30 upto 35	11.0
9	Above 35 upto 40	12.0
10	Above 40 upto 45	13.0
11	Above 45 upto 50	14.0
12	Above 50	16.0

Note: The open spaces to be left shall confirm to the height necessary to consume the permissible FAR.

TABLE-3
Coverage and F.A.R. for Residential, Commercial and Public and Semi-Public, T and T, Public Utility Building

Plot Area in sq.mtrs.	Residential		Commercial		Public and Semi-Public, T and T and Public Utility		Road width in Mtrs.
	Plot Coverage max.	F.A.R	Plot Coverage max.	F.A.R	Plot Coverage max.	F.A.R	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
AREA-A INTENSELY DEVELOPED							
Upto 240	65%	0.75	65%	1.00	60%	1.00	Upto 6
Over 240 upto 500	60%	0.75	60%	1.00	55%	1.00	Over 6
Over 500 upto 750	60%	1.00	60%	1.25%	50%	1.00	Over 9
Over 750 upto 1000	60%	1.00	60%	1.25%	50%	1.25	Over 12
Over1000	60%	1.25	55%	1.50	45%	1.25	Upto 15
AREA-B MODERATELY DEVELOPED							
Upto 240	65%	1.00	65%	1.25	60%	1.00	Upto 9
Over 240 upto 500	60%	1.25	60%	1.50	55%	1.25	Over 9
Over 500 upto 750	60%	1.25	60%	1.50	50%	1.25	Over 12

Plot Area in sq.mtrs.	Residential		Commercial		Public and Semi Public, T and T and Public Utility		Road width in Mtrs.
	Plot Coverage max.	F.A.R	Plot Coverage max.	F.A.R	Plot Coverage max.	F.A.R	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Over 750 Upto 1000	60%	1.50	60%	1.75	50%	1.50	Over 15
Over 1000	60%	1.75	55%	1.75	45%	1.50	Over 18
AREA-C SPARSELY DEVELOPED							
Upto 240	65%	1.00	65%	1.25	60%	1.25	Upto 9
Over 240 upto 500	60%	1.25	60%	1.25	55%	1.50	Over 9
Over 500 upto 750	60%	1.50	60%	1.75	50%	1.50	Over 12
Over 750 upto 1000	60%	1.50	60%	1.75	50%	1.80	Over 15
Over 1000	60%	2.00	55%	2.00	45%	1.80	Over 18

**TABLE-4
GROUP HOUSING**

**The Table showing the maximum Plot Coverage, F.A.R.,
Minimum setbacks and minimum road width for Group Housing is given below**

Plot Area	Minimum Road width in Mtrs.	Maximum Plot Coverage	Maximum F.A.R.	Minimum set backs metres			
				Front	Rare	Left	Right
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Upto 0.40 Hectares	12	60%	2.00	5.0	4.5	4.5	5.0
Between 0.40 and 0.80 Hectares	15	6%	2.25	8.0	6.0	6.0	6.0
Above 0.80 Hectares	18	60%	2.50	9.0	8.0	8.0	8.0

Note:

- 1) Group housing means more than two buildings on a plot with one or more floors and with one or more dwelling units in each floor. They are connected by an access of not less than 3.5 Mtrs. in width, if they are not approachable directly from the existing roads.
- 2) Where the sital area of group housing exceeds 4000 Sq.Mtrs. approval of layout showing the general arrangement of residential building blocks and dimensions of plot earmarked for each building blocks, means of access roads and civic amenity areas should precede the approval to building plan.
- 3) In case, the height of group housing building exceeds 9.5 mtrs, then setback to be left all round the premises shall be as per Table 2 or Table 4 whichever is higher.

TABLE 5
Semi-detached house
(Back to back or side to side)

1	Minimum combined area of the neighbouring plots	140 sq.mtr.
2	Building Coverage	
3	Floor area ratio	As applicable to
4	Maximum number of floors	Individual plots
5	Minimum road width	
6	Front setback for back to back plots	Shall be equal to the sum of front and rear setback of individual plots
7	Side set backs for plots joined at the sides	On a plot on which a semi detached building is proposed to the total width of the combined plot treating it as an individual site.

TABLE-6

Row Housing
[Maximum 12 units, Minimum 3 units]

1.	Minimum combined area of plot	210 sq.mtr.
2.	Maximum area of each plot	108 sq.mts.
3.	Building Coverage	
4.	Floor area ratio	As applicable to individual plots
5.	Number of floor	
6.	Minimum road width	
7.	Setbacks minimum	Front: 2.00 m Rear: 1.50 m Side: 2.00 m only for end units.

TABLE 7**Set Backs, Coverage and F.A.R. for Industrial Buildings**

Plot Area in Sq.mtrs.	Industry	Maximum Plot Coverage	Min. Set back in Mtrs.		F.A.R.	Road width in Mtrs.
			Front	Rear and sides		
Upto 240	Service	75%	1.00	-	1.00	Over 4.5
Over 240 upto 1000	Service Light	50%	4.50	4.50	0.75	Over 6.0
Over 1000 upto 2000	Service Light	50%	6.00	0.75	0.75	Over 9.0
Over 2000 upto 3000	Service Light Medium	40%	10.00	10.00	0.75	Over 12.0
Over 3000 upto 4000	Service Light Medium	40%	12.00	12.00	0.50	Over 12.0
Over 4000	Service Light Medium Heavy	35%	15.00	15.00	0.50	Over 12.0

Note:-After leaving minimum set backs as per the above table if the remaining portion of the plot cannot be used for erecting the building, the authority may insist for set backs as applicable for residential buildings.

TABLE 8
Regulations for Flatted Factories

1. Minimum combined area of plot	1000 sq.mtrs.
2. Maximum plot coverage	40%
3. F.A.R.	1.50 upto 9 mtrs. road width and 1.75 above 9 mtrs. road width
4. Minimum set backs	(a) Front 8.0 mtrs. (b) Rear 4.5 mtrs (c) Sides 4.5 mtrs

TABLE 9
Regulations for Rural Development

1.	Within 100 mtrs. from the existing Gramathana, residential developments and other uses at the discretion of the authority may be permitted.	
2.	F.A.R.	1.00
3.	Maximum No. of floors	G + 1
4.	Set Backs and Coverage	As per Table No.1

1. **Norms for Approval for Group Housing Plan:-** The following norms shall be adopted while approving the layout plan for group housing:-

- (i) The Boundary roads if any must have a minimum width of 12 mtr.,
- (ii) The F.A.R. should be considered with reference to the width of the public road abutting the property and the F.A.R. should be calculated after deducting the area reserved for parks, open spaces and civic amenities;
- (iii) The Set-backs should be provided with reference to depth and width of total plot area;
- (iv) The coverage shall be with reference to total area of the layout;
- (v) The distance between the building should be a minimum of half of the height of the tallest building;
- (vi) 25% of the total area be reserved for Civic Amenities, parks and open spaces, subject to a minimum of 15% for parks and open space;
- (vii) The means of access to the building blocks in the area of group housing shall be as follows.-

Access length in mtrs	Min. width
a. Less than 100 mtrs	6 mtrs.
b. 100-200 mtrs	9 mtrs.
c. More than 200 mtrs	12 mtrs.

- (viii) The area reserved for Parks and Open spaces, C.A. and roads (other than internal access in each sub-divided plot) shall be handed over free of cost to the local authority through registered relinquishment deed before issue of work order.

6. Following shall be the Height limitations in the vicinity of Aerodromes.-

TABLE 10

(a) International Civil airports and their alternates:

Limits of distance from the Aerodromes point measured Horizontally to Buildings/ Structures or installations	Difference between the elevation of the top of the buildings/ structures or installations and the elevation of the Aerodromes.
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(Aerodromes reference point)

1. Between 8534 M and 22224 M	Less than	152M
2. Between 7315 M and 8534M	Less than	122M
3. Between 6096 M and 7315 M	Less than	91M
4. Between 4877 M and 6096 M	Less than	61M
5. Between 4267 M and 4877 M	Less than	49M
6. Between 3658 M and 4267 M	Less than	37M
7. Between 3048 M and 3658 M	Less than	24M
8. Between 2438 M and 3048 M	Less than	12M
9. Below 2438		

(b) Other Civil Air-ports and Civil Aerodromes:

1. Between 7925 M and 22324 M	Less than	152 M
2. Between 6706M and 7925 M	Less than	122 M
3. Between 6486 M and 6706 M	Less than	91 M
4. Between 4267 M and 6486 M	Less than	61 M
5. Between 3658 M and 4267 M	Less than	49 M
6. Between 3048 M and 3658 M	Less than	37 M
7. Between 2438 M and 3048 M	Less than	24 M
8. Between 1829 M and 2438 M	Less than	12 M
9. Between 1829 M and below		*

*** Nil except with the prior concurrence of the local Aerodrome Authorities.**

7. Following shall be the parking requirements:-

Sl No.	Type of Use	One car parking of 3 x 6 mtrs. Each shall be provided for every
1.	Theatres and auditoriums including Cinema theatres except educational institutions	25 seats of accommodation subject to a minimum of 20
2.	Retail business	650 sq. mtrs. Of floor area
3.	Wholesale and warehouse buildings	150 sq.mtr.plus 1 lorry parking space measuring 4x8 mtrs. For every 500 sq. mtr. or part thereof.
4.	Restaurant Establishment serving food and drinks and such other Establishments.	25 sq. mtr. of floor space.
5.	Loadings establishment and tourist homes.	4 rooms
6.	Office buildings (Govt./Semi-Govt. and Pvt.)	50 sq.mtr. of office space
7.	Hostels	10 rooms.
8.	Industrial Buildings	50 sq.mtr. of floor area plus 1 lorry space measuring 4x8mtrs. For every 1000 sq. mtr. or part thereof.
9.	(a) Nursing homes (b) Hospitals	4 beds 10 beds
10.	Multi-family dwellings	Dwellings unit measuring more than 50 sq. mtr. of floor area 4 dwelling units if it is 50 sq.mtr. or less
11.	KalyanaMadiras	20 sq. mtr. of auditorium floor area
12.	Recreation Clubs	50 sq. mtr. of floor area
13.	Educational buildings	200 sq. mtr. of floor area
14.	Other public and semi-public buildings	100 sq. mtr. of floor area

8. Set backs:-

1. (a) The front and rear set backs shall be with reference to depth of the site;
(b) The left and right set backs shall be with reference to width of the site.
2. Where the building lines are fixed, in such cases the front set back or the building line which is higher of the two shall be considered as the set back to the building in the front.
3. In case of corner sides both the sides facing the road shall be treated as front side and regulations applied accordingly to maintain the building line on these roads and to provide better visibility.
4. In case of building facing more than two roads, in plot should be considered as corner plot taking two wider roads into consideration.
5. In case of sites facing roads both in front and rear, both the sides facing roads should be treated as front and other two sides not facing roads should be treated as right and the set backs be applies accordingly.
6. In case where the plinth of the building is not parallel to the property line, the set backs shall not be less than the specified set backs at any given point on any side.
7. In case of buildings which are existing prior to coming into force of these regulations, upper floors may be permitted according to the existing set backs only, but limiting the F.A.R and No. of floors according to the present regulations, subject to productions of foundation certificate by a registered engineer.
8. In case of irregular plots the set backs are to be calculated according to the depth or width at the points where the depths or widths are varying. Average Set backs shall not be considered in such cases.
9. The left and right set backs may be interchanged by the authority in exceptional cases due to existing structures like, open well and also considering the topography of the land. However, this shall be resorted to by the authority only as an exception.
10. Set-backs should be provided in the owners plot, public, open space or conservancy should not be considered as set backs.
11. For garages no side or rear set-backs are to be insisted. One upper floor not exceeding 3m in height shall be permitted provided no openings are provided towards neighboring buildings and at least one opening for light and ventilation is provided towards the owners property.

12. Where lumber room is proposed in a portion of garage, the length of garage shall not exceed 1/3 of the length of the site but not more than 6 mtrs. in any case in such case. In the depth of the lumber room shall not exceed 1.25 meters and entrance to such lumber room shall be from the rear set-back only. The width of garage shall not exceed 4 mtr.
13. Garages shall be permitted in the rear right hand corner of the plot in cases of buildings constructed or sanctioned prior to the enforcement of these regulations, where space is not available on right side, it may be permitted on the left side provided minimum set-back exists in the adjoining property of the left side.
14. In cases of corner plots the garage shall be located at the rear corner diagonally opposite to the road intersection.
15. The maximum width of the garage shall not exceed 4.0 meters.
16. The garages shall not be constructed or reconstructed within 4.5 meters from road edge. This may be relaxed in cases where the garage forms part of the main building with minimum set-back for that plot.
17. For Cinema theatres the set-backs and other provision shall be as per the Karnataka Cinematograph Act and Rules.
18. In case of two or more buildings, proposed in a single site, the set backs shall be applied as if they are on single common site.
19. In case of High-Rise Buildings', i.e., buildings with Ground Floor+ four floors and above, the minimum set back all round the building shall be read with Table-2 and Group Housing Table.
20. For High Rise Buildings, N.O.Cs. from B.W.S.S.B (if within its jurisdiction), K.E.B., Fire Force, Airport authorities and Telecommunications Department, shall be furnished, whenever applicable.
21. For Group Housing With ground + three floors or below, N.O.Cs from B.W.S.S.B. (if applicable) and K.E.B. only be furnished, if the site area exceeds 4000 sq. mtrs.

9. Floor area, covered area, height, F.A.R. etc.-

1. 1, The maximum number of floors, percentage of plots coverage, FAR, height of the
2. building for different plot size with existing road width as limiting factor are given in
3. the tables for various types of buildings such as Residential, Commercial, Public and
4. Semi Public and Industrial, etc.

5. 2. Or the purpose of these regulations, the Local authorities may classify different
6. areas in their jurisdictions as Intensely Developed (Area A), Moderately developed
7. (Area B), and Sparsely Developed (Area C).

8. 3. When two sides of the same road are included in two different areas like A and
9. B or A and C, then the side of the other area shall also be treated as intensively
10. populated area ('A' area) upto one property depth.

11. When two sides of the same area are included in two different areas like B and C,
12. then the other areas classification shall also be treated as moderately developed
13. (B area) upto one property depth.

14. 5. (a) The floor area excludes the area used for Car parking, staircase room, lift
15. room, ramp, escalators, ducts, water tanks, main sanitary duct, open balcony
16. and machine rooms.

(b) When sites do not face the roads of required width noted against each, then the F.A.R. applicable to corresponding width of roads shall apply;

(c) When a site faces wider road than the one prescribed against it, the F.A.R. shall be restricted only to the limit prescribed for the area of that particular site;

(d) When coverage is less than the maximum prescribed in table No. 3 more No. of floors and height may be permitted in to utilize the full F.A.R.;

(e) The set-backs and coverage are irrespective of road width.

6. **Means of Access:-** The means of exclusive access which would be other than through public roads and streets, shall not be of more than 30 metres length from the existing public roads and streets. The minimum width of such access shall be 3.5 mtr. F.A.R. and height of buildings coming up on such plots shall be regulated according to the width of public street or road. If the means of access exceeds 30.0 mtr in length, FAR shall be regulated with reference to the width of such access road. Construction of buildings on plots with common access/lanes from the public road/street shall be regulated according to width of such common access roads/lanes.

7. Width of Road.--Road width means distance between the boundaries of a road including footways and drains measured at right angles at the center of the plot 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 F.A.R. and number of floors.

8. The height of the building coming within the landing and take off zones of air craft in the vicinity of aerodromes should not exceed the height shown in the Table 10.

9. Lifts will have to be provided for buildings with more than ground +three floors.

10. In case of commercial buildings or shopping centers and residential apartments, provision should be made for the safety measures in accordance with the requirement as stipulated by Fire Force Authorities, before issue of occupancy certificate.

11. Ramp.-Ramp shall be provided with a minimum width of 3.50 meters and slope of not more than 1 in 10. Ramp shall not be provided after leaving a clear gap of minimum 2.0 mtrs from the neighbouring properties.

12. When basement floor is proposed for car parking convenient entry and exist shall be provided. Adequate drainage, ventilation and lighting arrangements shall be made to the satisfaction of BMRDA.

10. (1) Water Supply.-Bore well shall be provided in all district shopping centres and residential apartments as an alternative source of water supply if the Bangalore Water Supply and Drainage Board desires and the Strata is capable of yielding water.

(2) When mixed uses are permitted in the Ground floor on a site, the regulations of the predominant use shall be considered.

11. Exemption to open space.-The following exemption to open space shall be permitted.

(a) Projection into open space.-Every open space provide either interior or exterior shall be kept free from any erection thereon shall be open to the sky and no cornice roof or weather shade more than 0.75 metres wide or 1/3 of open space whoever is less shall over hang or project over the said open space.

(b) No projection shall over hang/project over the minimum setback area either in cellar floor or at the lower level of ground floor.

(c) Cantilever Portico.-Cantilever portico of 3 metres width (maximum) and 4.5 metres length (maximum) may be permitted within the side set back. No access is permitted to the top of the portico for using it as a setout place and height of the portico shall be not less than 2 metres from the plinth level. The portico is allowed only on the side where the setback/open space left Exceeds 3 mtr. in width.

- (d) Balcony.-Balcony projection should not exceed 1/3 of the set back on that side subject to a maximum of 1.1mtr. in first floor and 1.75 metres beyond the second floor. No balcony is allowed in ground floor.
- (e) Cross wall connecting the building and compound wall may be permitted limiting the height of such wall to 1.5 mtr.

12. Height Limitation.—

- (a) The height of the building shall be covered by the limitation of F.A.R. the frontage of the plots as stipulated in the respective tables;
- (b) If a building abuts on two or more streets of different widths then the height of the building shall be regulated according to the width of the wider road;
- (c) For buildings in the vicinity of aerodromes the maximum height of the building shall be as given in Table 10. This shall be regulated by the rules for giving NOC for the construction of building in the vicinity of aerodromes by the Competent Aerodrome Authority.

13. Parking Space.-Adequate space for Car parking shall be provided the premises subject to the following:

- (1) Each off street car parking space provided for motor vehicles shall not be less than 18 sq. mtrs. For motor cycle and scooter, the parking space provided shall not be less than 2.5 sq. mtr. and 1.5 sq. mtr. respectively, and shall be not more than 25% of the car parking space leaving clear space round the building for the movement of vehicles.
- (2) Off street car parking space shall be provided with adequate vehicular access to a street and areas drives of not less than 2.5 mtrs. Vide, aisles and such other provisions required for adequate maneuvering of vehicles excluding the parking space stipulated in these regulation.
- (3) No parking space shall be insisted upon the intensely built up area upto 100 sq. mtrs of floor space.
- (4) Car parking shall not be provided in the set back areas. If provided minimum of 3.0 mtrs shall be left free from the building.

14. In sanctioning the sub-division of a plot/land, the following standards shall be followed for division of plots.-

- (1) Size of plots-No building plot resulting from the sub-division is smaller in size than 04 hectares in the agricultural zone and 50 sq.mt.in all other zones however, the authority may relax this provision in case of sites formed for EWS and plots sub-divided due to family partitions.

(2) Private streets, lanes, etc in residential areas shall confirm to the minimum widths noted below.-

Streets in Residential areas:

- | | |
|--|---|
| 1. Cul-de-sac | 7 mt. maximum length 100 mt.
with sufficient turning radius. |
| 2. Roads in layouts for E.W.S. | 7 mtrs |
| 3. Loop street | 9mt maximum length 300mt. |
| (a) Residential streets upto length of 500m | 9m |
| (b) Residential streets above 500m upto
1000m | 12m |
| (c) Residential streets above 1000m | 15m |
| 4. Minor Roads | 9m to 12m |
| 5. Collector Road | 12m to 15m |
| 6. Major Roads | 18m to 18m |
| 7. Arterial Roads, intermediate
ring road | 18m to 24m |
| 8. Ring Roads (Outer) | 30x 45m |

Note-Service or conservancy lanes at the back of the buildings may be permitted only when absolutely necessary as in the case of row housing No residential building shall be allowed to face service lanes, when permitted shall have a minimum right of way of 7 mtrs.

(3) Private streets in sub-division of non residential areas.

- | | | |
|---|--------|-----------|
| (a) Commercial | Retail | 12m width |
| | Others | 15m width |
| (b) Industrial and Other
non-residential areas | | 12m width |

(4) Areas for open spaces and Civic Amenities:

- (a) Sanctioning of a layout plan for residential purpose shall be subject tto the following conditions.-
- (i) the area earmarked for residential sites shall be a maximum of 55% of the total extent;

- (ii) the area earmarked for parks, playgrounds shall be a minimum of 10% of the total extent;
 - (iii) the area earmarked for civic amenities shall be a minimum of 5% of the total extent;
 - (iv) a maximum of 3% of the total area from out of the residential area may be earmarked for convenience shops on the request of the owners. Such shop sites shall be located only in one compact sub-block and shall not be scattered throughout any residential block in the layout;
 - (v) if any area is still available for development in a layout after providing residential sites, parks and playgrounds and civic amenities as per (1), (ii) and (iii) above and roads to all the sub- divided lands as per Regulation 14 of the Zonal Regulations then it shall be earmarked for civic amenities.]
- (b) Sanctioning of a layout plan for non-residential purpose shall be subject to the following conditions.-
- (i) 10% of the Total area shall be earmarked for Park and Civic Amenities;
 - (ii) The minimum width of road shall not be less than 12.0 mtr;
 - (iii) 5% of the total area shall be reserved for parking purpose.

Note.- It should also satisfy all the requirements stipulated. Under Section 17 of Karnataka Town and Country Planning Act and Section 32 of Bangalore Development Authority Act, 1976:

Provided that if plot of official records at the time of commencement of these regulations is smaller than the minimum size specified for the zone in which it is located and compliance with requirements of these regulations is not feasible, the BMRDA may permit the plot to be used as a plot/site.

(5) Civic Amenities

Particulars	Population per Unit	Area in Hectare
(1)	(2)	(3)
(a) Educational facilities:		
(i) Nursery school (age group 3-6 years.)	1,000	0.20 (including playground)
(ii) Basic primary and higher primary school (age group 6-14 years.)	3,500 to 4,500	1.00
(iii) Higher Secondary school (age group 14-17 years)	15,000	2.0 (including playground)
(iv) Collage	50,000	3.00 to 4.00 (including playground)

(b) Medical facilities			
(i)	Dispensary	5,000	1.10
(ii)	Health centre	20,000	0.14
(c) Other facilities:			
(i)	Post and Telegraph	10,000	0.15 (including playground)
(ii)	Police Station	10,000	0.20
(iii)	Religious Buildings	3,000	0.10
(iv)	Filling Station	15,000	0.50

(6) Shopping facilities

Neighbourhood and convince shopping (3,000-15,0000 population)	3 shops/1,000 persons	10-15 sq.mt. area per shop
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(7) Parks, Open Spaces and Playgrounds:

Sl. No.	Category	Population per Unit	Area in Hectares
1.	Tot-lot	500	0.50
2.	Children's Park	2,000	0.20
3.	Neighbourhood Playground	1,000	0.20
4.	Neighbourhood Park	5,000	0.80

15. Water supply, Sewerage, Storm Water Drainage, Street Lights, Roads and Electricity Supply.- The developer/applicant shall make adequate arrangements for water supply sewerage, provision for drainage, street light, road and electric supply and furnish details in the application enclosures as required.

16. Building Lines.- Building Line means the line up to which the plinth of a building adjoining a street may lawfully extend and includes the lines prescribed.

Building lines as per Public Works Department norms for National and State Highways, District Roads and other Roads will have to be adhered to.

17. NOTE

- (1) If lands on which developments are planned are held in violation of existing provisions of the Land Reforms Act, Urban Land Ceiling Act etc. no clearance will be given. The applicants should move the Appropriate Authorities for legal clearances/exemptions before approaching B.M.R.D.A.
- (2) The approval given by B.M.R.D.A. will be valid for 2 years if the project is not completed by them, renewal application will be required to be made.
- (3) If the applicants so wish, the documents required above may be made into a single volume containing a Project Report and enclosures and submitted in triplicate.
- (4) The development plans and Town extensions Schemes prepared by the Director of Town Planning (if any) and the Structure Plans prepared by the B.M.R.D.A. will be guiding plans for issue or rejection of clearance applied for.
- (5) The layout plans/building plans shall be prepared by Registered Architect or Engineer or Town Planner.

* * *

THE BANGALORE METROPOLITAN REGION DEVELOPMENT AUTHORITY (AMENDMENT) REGULATIONS, 2000

In exercise of powers conferred by Section 30 of the BMRDA Act, 1985 (Karnataka Act 39 of 1985), and with the previous sanction of the Government of Karnataka, the Bangalore Metropolitan Region Development Authority hereby makes the following regulations further to amend the Bangalore Metropolitan Region Development Authority Regulations, 1996, namely.-

1. Title and commencement, - (1) These regulations may be called the **Bangalore Metropolitan Region Development Authority (Amendment) Regulations, 2000.**

(2) They shall come into force from the date of their publication in the Official Gazette.

2. Amendment to Regulation 14.- In Regulation 14 of the Bangalore Metropolitan Region Development Authority Regulations, 1996, in sub regulation (i), in clause (a), for sub-clauses (i), (ii), (iii), (iv) and (v), the following shall be substituted, namely.-

- i. The area earmarked for residential sites shall be a maximum of 55% of the total extent.
- ii. The area earmarked for parks, playgrounds shall be a minimum of 10% of the total extent.
- iii. The area earmarked for civic amenities shall be a minimum of 5% of the total extent.
- iv. A maximum of 3 % of the total area from out of the residential area may be earmarked for convenience shops on the request of the owners. Such shop sites shall be located only in one compact sub-block and shall not be scattered throughout any residential block in the layout.
- v. If any area is still available for development in a layout after providing residential sites, parks and playgrounds and civic amenities as per (i), (ii) and (iii) above and roads to all the sub-divided lands as per Regulation 14 of the Zonal Regulations then it shall be earmarked for civic amenities .”

NOTIFICATION
No. BMRDA/EST/4/95-96, dated: 15th March, 1996

The Bangalore Metropolitan Region Development Authority in its 7th Meeting held on 23-06-1995, had resolved to have control of certain types developmental activities in certain areas of its jurisdiction which was listed in Schedule II of the Notification issued by BMRDA under Section 10 of Bangalore Metropolitan Region Development Authority Act, 1985 as authorized by the Authority to the Metropolitan Commissioner.

Accordingly, the Notification was issued on 22-7-1995 which was published in two English papers and two Kannada newspapers. The Notification was also published in the Karnataka Gazette, on 10-8-1995, As per the resolution of the authority, the Notification was to be in force for a period of 3 months from the date of its issue or till Bangalore Metropolitan Region Development Authority issues development control rules for the areas in question whichever is earlier unless extended by the Authority.

The Government in Housing and Urban Development Department have been moved to sanction the regulations as required under Section 30 of Bangalore Metropolitan Region Development Authority Act, 1985 vide letter No. BMRDA/TP/STR/ZON/023/95-96, dated 26/30-8-1995. The sanction of the Government was awaited.

In the meanwhile, a Notification was issued by BMRDA on 19-10-1995 extending the regulations of development in the areas specified in Schedule II of the Notification dated 22-7-1995 for a further period of 3 months from 22-10-1995 or till the Bangalore Metropolitan Region Development Authority control regulations are issued with the sanction of Government whichever is earlier unless extended by the authority.

The Government in its Order HUD 65 BMR 95, dated 7-2-1996 have accorded approval for regulations called Bangalore Metropolitan Region Development Authority Regulations, 1996 which will come into force at once.

The authority in its meeting dated 7-3-1996, resolved to enforce Section 10(2) of the Bangalore Metropolitan Region Development Authority Act 1985 for the entire Bangalore Metropolitan Region.

Therefore, in exercise of the powers conferred by sub-section (i) of Section 10 of the Bangalore Metropolitan Region Development Authority Act 1985 (Karnataka Act 39 of 1985) and as per Government Order No HUD 17 BMR 95, dated 9-1-1996, it is directed that except with the previous permission of Bangalore Metropolitan Region Development Authority, no authority or no persons shall undertake any development as specified in Schedule I within the Bangalore Metropolitan Region covering whole of Bangalore Urban District and Bangalore Rural District and Malur Taluk of Kolar District. However where any area within Bangalore Metropolitan

Region Development Authority is declared to be local planning area under KTCP Act, 1961, the authority grants permission with regard to ODP/CDP published and the zoning regulations made under KTCP Act and the building regulations in force in that area.

It is further directed that no local authority shall grant permission for any developments referred to above within the BMR unless the Bangalore Metropolitan Region Development Authority has been specifically consulted and upon receipt of approval of the Bangalore Metropolitan Development Authority grant such permission. It is further ordered that any person desiring to undertake any development referred to above, shall apply in writing to Bangalore Metropolitan Region Development Authority for permission to undertake such developments.

It is further ordered that the Metropolitan Commissioner, Bangalore Metropolitan Region Development Authority is authorized to receive applications for permission and to grant such permission with or without condition or refuse to grant such permission for using the lands for the purposes for which they are marked/ reserved.

If any person or authority does anything contrary to the above, the authority has the power to pull down, demolish or remove any development undertaken contrary to the decisions of the Bangalore Metropolitan Region Development Authority and recover the cost of such pulling down demolition or removal from the person or the authority concerned.

Dated today the 15th March of 1996

SCHEDULE I

1. Buildings having more than three floors including ground floor.
2. Industrial buildings;
3. Formation of Residential/Industrial /Commercial layouts whether the land is converted for non-agricultural purpose or not;
4. Sub-division of land for farm houses;
5. Sewage treatment plants and solid waste disposals;
6. Butcher shops slaughter houses and such other activities that attract birds;
7. Operations which are noxious and obnoxious and those emit thick smoke;
8. Operations which affect the smooth and efficient functioning of the Airport;
9. Location of power projects, high tension lines;
10. Star hotels, resorts country clubs, recreations centres, amusement parks, exhibition centres;

Explanations.- For the purpose of this Notification, industrial building means any building in which manufacturing process carried out.