

ಕರ್ನಾಟಕ ವಿಧಾನ ಪರಿಷತ್ತು

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 3 ಉತ್ತರಿಸುವ ದಿನಾಂಕ : 13-07-2023
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ಕ್ರ.ಸಂ	ಪ್ರಶ್ನೆ	ಉತ್ತರ
ಅ)	ವಿವೇಕಾನಂದ ಕಾಲೇಜು ರಾಜ್‌ಕುಮಾರ್ ರಸ್ತೆ ಹತ್ತಿರ ಹೊಸದಾಗಿ ನಿರ್ಮಿಸಿರುವ ರಾಮೇಶ್ವರಂ ಕೆಫೆ ಕಟ್ಟಡದ ನಿರ್ಮಾಣಕ್ಕೆ ಪರವಾನಿಗೆ ನೀಡಲಾಗಿದೆ. (ಪರವಾನಿಗೆ ನೀಡಿದ ಎಲ್ಲಾ ಅಧಿಕಾರಿಗಳ ಹೆಸರು ಮತ್ತು ಪದನಾಮಗಳೊಂದಿಗೆ ಸಂಪೂರ್ಣ ಮಾಹಿತಿ ನೀಡುವುದು)	ವಿವೇಕಾನಂದ ಕಾಲೇಜು ರಾಜ್‌ಕುಮಾರ್ ರಸ್ತೆ ಹತ್ತಿರ ಹೊಸದಾಗಿ ನಿರ್ಮಿಸಿರುವ ರಾಮೇಶ್ವರಂ ಕೆಫೆ ಕಟ್ಟಡದ ನಿರ್ಮಾಣಕ್ಕೆ ಪರವಾನಿಗೆ ನೀಡಿರುವ ದಿನಾಂಕ ಹಾಗೂ ಪರವಾನಿಗೆ ನೀಡಿದ ಎಲ್ಲಾ ಅಧಿಕಾರಿಗಳ ಹೆಸರು ಮತ್ತು ಪದನಾಮಗಳ ಸಂಪೂರ್ಣ ಮಾಹಿತಿಯು ಈ ಕೆಳಕಂಡಂತೆ ಇರುತ್ತದೆ. > <u>ರಾಮೇಶ್ವರಂ ಕೆಫೆ ಕಟ್ಟಡಕ್ಕೆ ನೀಡಿದ ಪರವಾನಗಿಯ ನಕ್ಷೆ ಸಂಖ್ಯೆ ಮತ್ತು ದಿನಾಂಕ:-</u> <u>Ad.com/WST/0551/2019-2020, Dated: 26-10-2019</u> > <u>ಪರವಾನಗಿಯನ್ನು ನೀಡಿರುವ ಅವಧಿಯಲ್ಲಿ ಕಾರ್ಯನಿರ್ವಹಿಸಿದ ಅಧಿಕಾರಿಗಳು:-</u> 1. ಶ್ರೀ.ಚಿದಾನಂದ.ಕೆ.ಎ.ಎಸ್. ಜಂಟಿ ಆಯುಕ್ತರು (ಪಶ್ಚಿಮ), ಬಿಬಿಎಂಪಿ. 2. ಶ್ರೀ.ನಾಗರಾಜು.ಬಿ.ಇ. ಮುಖ್ಯ ಅಭಿಯಂತರರು (ಪಶ್ಚಿಮ), ಬಿಬಿಎಂಪಿ. 3. ಶ್ರೀ.ರಮೇಶ್.ವಿ. ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ - ಪಶ್ಚಿಮ), ಬಿಬಿಎಂಪಿ. 4. ಶ್ರೀಮತಿ.ಬಿ.ಆರ್.ವಿದ್ಯಾ ಸಹಾಯಕ ಅಭಿಯಂತರರು (ಪಶ್ಚಿಮ), ಬಿಬಿಎಂಪಿ.
ಆ)	ಈ ಕಟ್ಟಡದ ನಿರ್ಮಾಣಕ್ಕೆ ಪರವಾನಿಗೆ ನೀಡುವಾಗ ಸರ್ಕಾರ ಅನುಸರಿಸಿರುವ ಮಾನದಂಡಗಳೇನು; (ವಿವರಗಳನ್ನು ನೀಡುವುದು)	ಬಿಬಿಎಂಪಿ ವಲಯ ನಿಯಮಾವಳಿಗಳನ್ವಯ ಮಾನದಂಡಗಳನ್ನು ಮತ್ತು ಬಿಬಿಎಂಪಿ ಬೈಲಾ (ಆರ್.ಎಮ್.ಪಿ-2015) ರಂತೆ ಮಂಜೂರಾತಿ ನಕ್ಷೆ ನೀಡಲಾಗಿರುತ್ತದೆ. (ವಿವರಗಳನ್ನು ಅನುಬಂಧದಲ್ಲಿ ನೀಡಿದೆ).
ಇ)	ನಿಯಮಬಾಹಿರವಾಗಿ ಹಾಗೂ ಪಾರ್ಕಿಂಗ್ ವ್ಯವಸ್ಥೆಗೆ ಅವಕಾಶ ಕಲ್ಪಿಸದೇ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಮಾಡಿರುವ ಕಟ್ಟಡದ ಮಾಲೀಕರ ಮೇಲೆ ಸರ್ಕಾರ ಇದುವರೆವಿಗೂ ಯಾವುದೇ ಕ್ರಮಕೈಗೊಳ್ಳದಿರಲು ಕಾರಣಗಳೇನು;	ಈ ಸಂಬಂಧ ಯಾವುದೇ ಲಿಖಿತ ದೂರುಗಳು ಸ್ವೀಕೃತವಾಗಿರುವುದಿಲ್ಲ.

ಈ)	ಈ ರೀತಿ ನಿಯಮ ಬಾಹಿರವಾಗಿ ಪಾರ್ಕಿಂಗ್ ವ್ಯವಸ್ಥೆಗೆ ಅವಕಾಶ ನೀಡದೇ ಕಟ್ಟಡ ನಿರ್ಮಾಣಕ್ಕೆ ಅನುಮತಿ ಪರವಾನಗಿ ನೀಡಿರುವ ಅಧಿಕಾರಿಗಳ ಮೇಲೆ ಸರ್ಕಾರ ಇದುವರೆವಿಗೂ ಯಾವುದೇ ಕ್ರಮಕೈಗೊಳ್ಳದಿರಲು ಕಾರಣಗಳೇನು:	ಈ ಸಂಬಂಧ ಯಾವುದೇ ಲಿಖಿತ ದೂರುಗಳು ಸ್ವೀಕೃತವಾಗಿರುವುದಿಲ್ಲ.
ಉ)	ಈ ರೀತಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಮಾಡಲು ಅನುಮತಿ ಪರವಾನಗಿ ನೀಡಿರುವ ಅಧಿಕಾರಿಗಳ ಮೇಲೆ ಸರ್ಕಾರ ಈಗಲಾದರೂ ಕ್ರಮಕೈಗೊಳ್ಳುವುದೇ?	ಉದ್ಭವಿಸುವುದಿಲ್ಲ.

ನಅಇ 249 ಎಂಎನ್‌ಯು 2023


(ಡಿ.ಕೆ ಶಿವಕುಮಾರ್)
ಉಪ ಮುಖ್ಯಮಂತ್ರಿ

ಗೂವಾಡ-1

Revised Master Plan 2015

BANGALORE

2007

Volume - III

ZONING OF LANDUSE AND REGULATIONS

(Approved by Govt vide G.O. No UDD 540 BEM AA SE 2004,

Dated: 22 - 06 - 2007 as part of the Revised Master Plan 2015)



BANGALORE DEVELOPMENT AUTHORITY,

Table 2: Permissible Land uses in Commercial Category

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

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

C3	Commercial Uses
1	Commercial and corporate offices
2	Retail Shopping complexes
3	Restaurants and Hotels
4	Convention centers and banquet halls
6	Financial institutions
7	Cinema and multiplexes
8	Places of assembly, exhibitions centers
9	Entertainment and amusement centres.
10	Hospitals and specialty hospitals
11	Automobile repair and garage centers , spares and stores
12	All uses of C1 & C2 are permitted

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

C5	Commercial Uses
1	Wholesale and warehouses -business
2	Agro Mandis
3	Heavy goods markets
4	All uses of C1, C2, C3 & C4 are permitted

CHAPTER.3.0: REGULATIONS APPLICABLE TO ALL ZONES

3.1 SETBACKS:

Front and Rear setback shall be with reference to depth of the site.

- i. The left and right setback shall be with reference to width of the site.
- ii. Up to 11.5 m height, the setbacks are calculated as percentages of depth and width of the plot, as per Table.8.
- iii. Table.9 shall be referred for Buildings which are more than 11.5 m in height to fix the setbacks.
- iv. In case of irregular plots, the setbacks are to be calculated according to the depth or the width at the point where the depths or widths are varying and average setbacks shall not be considered in such cases.
- v. The setbacks shall be provided in the owners plot. Public open spaces or conservancies should not be considered as setbacks.
- vi. Wherever the building lines are fixed, in such cases the front setback or the building line which ever is higher shall be considered as the front setback to the building.
- vii. In case of corner site, both the sides facing the road shall be treated as front side and regulations applied accordingly to maintain the building line on these roads and for providing better visibility.
- viii. In case of building facing more than two roads, the plot should be considered as corner plot taking two wider roads into consideration.
- ix. In case of site facing roads both in front and rear, both the sides facing roads shall be treated as front and other two sides not facing roads should be treated as right and the setbacks be applied accordingly.

SETBACKS :

Table 8: Setbacks for building Height up to 11.5m & Plot size of up to 4000sq.m

Width/Depth of site (m)	Width of site		Depth of site	
	Right side	Left side	Front side	Rear side
Up to 6.0	1.0 m	0	1.0 m	0
Above 6.0 up to 9.0	1.0 m on all sides			
Above 9.0 m	8 %	8%	12%	8 %

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

Table 9: All around setbacks for buildings above 11.5 m height

Sl. No.	Height of the bldg (m)	Front, rear and side setbacks (Min. in m)
1	Above 11.5m up to 15m	5.00
2	Above 15 m up to 18.0 m	6.00
3	Above 18.0 up to 21 .0 m	7.00
4	Above 21 up to 24 m	8.00
5	Above 24.0 m up to 27.0 m	9.00
6	Above 27 up to 30.0 m	10.00
7	Above 30 up to 35.0 m	11.00
8	Above 35 up to 40.0 m	12.00
9	Above 40 up to 45.0 m	13.00
10	Above 45 up to 50.0 m	14.00
11	Above 50.0m	16.00

3.2 Width of the road:

- i. While determining the width of the road the distance between the boundaries of a road including foot path, drains measured at right angles at the center of the plot.
- ii. In case of roads having service roads in addition to the main roads, the width of the roads shall be aggregate width of service roads and main roads for determining the FAR.

3.3 Floor:

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

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

3.4) FAR or Floor Area Ratio

- i) The ratio of the Floor area to the plot area is FAR. However, it includes escalators, open balconies, staircase and corridors.
- ii) The floor area ratio shall exempt the floor area used for purposes such as parking space, main stair case room, lift shaft, lift wells, and lift machine rooms, ramps, ventilation ducts, sanitary ducts and overhead tanks.
- iii) When the site does not face the road of required width noted against each, then the FAR applicable to the corresponding width of the roads shall apply.

4.1 RESIDENTIAL (MAIN)

4.1.1) Description

The areas of the city which have predominantly residential land use pattern is considered for the Residential (Main) zone. This includes many old areas of the city such as Parts of Malleswaram, Richmond Town, Vasant Nagar, Jayanagar, Vijayanagar, Visveswarapura, Rajajinagar, RT Nagar, etc.

4.1.2) Regulations

i) Permissible land uses:

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

Table 10: FAR and Ground Coverage in Residential (Main)

Sl.No.	Plot size (sq.m)	Ground Coverage. (Max)	FAR	Road width (m)
1.	Up to 360	Up to 75 %	1.75	Up to 12.0
2.	Above 360 up to 1000	Up to 65 %	2.25	Above 12.0 up to 18.0
3	Above 1000 up to 2000	Up to 60 %	2.50	Above 18.0 up to 24.0
4.	Above 2000 up to 4000	Up to 55 %	3.00	Above 24.0 up to 30.0
5.	Above 4000 up to 20000	Up to 50 %.	3.25	Above 30.m

ii) Notes:

- a) Setbacks shall be in accordance with Table.8 or Table.9 depending on the height of proposed building and the plot size.
- b) If the road width is less than 9.0 m, then the maximum height is restricted to 11.5 meters or Stilt +GF+2 floors (whichever is less) irrespective of the FAR permissible
- c) Multi dwelling units (Apartments) shall be allowed only on plot sizes of above 360 sq.m in the I and II Ring and on plots above 750 sq.m in the III Ring. In both cases, the road width shall be more than 9.0m.
- d) TDR is applicable as per rules.

4.1.3) Parking

As applicable vide Table no: 23

CHAPTER 8.0: PARKING REQUIREMENTS AND NORMS

Table 23: Parking requirements for various uses:

Sl. No	Type of use	One car parking of 2.5m x 5.5m each shall be provided for every
1	Theaters and Auditoriums except Educational Institutions.	25 seats of accommodation subject to minimum of 20
2	Retail Business (shops, Shopping complexes, Malls, etc)	50sqm of floor area
3	Multiplex integrated with shopping	40sqm of floor area plus requirement of parking according to Cinematographic act
4	Wholesale and Warehouse buildings	150sqm plus 1 lorry parking space measuring 3.5 m x 7.5 m. 1 additional for every 500sqm or part thereof
5	Restaurant establishment servicing food and drinks and such other establishment	75sqm of Floor area
6	Lodging establishments, hotels and Tourist homes	80 sq.m of Floor area.
7	For star hotels	For every 2 rooms. Additional 10% of the total requirement shall be reserved as parking for visitors.
8	Office buildings (Govt/Semi-Govt & Pvt)	50sqm of Floor area
9	Hostels	Professional college hostels: 1 for every 5 rooms and others: 1 for every 10 rooms.
10	Industrial Buildings	100sqm of floor area plus 1 lorry space measuring 3.5 m x 7.5 m for every 1000 sq.mt or part thereof
11	Nursing homes	50sqm of Floor area
12	Hospitals	100sqm of Floor area
13	Multi- dwellings Units	A. Dwelling unit measuring more than 50 sq.m up to 150 sq.m of floor area. Additional 1 car park for part thereof, when it is more than 50% of the prescribed limit. B. Additional car parking for each two Dwelling units, if the DU is less than 50 sq.mt C. 10 % of additional parking shall be kept for visitors car parking.
15	Kalyana mantaps, Convention centers	50sqm of Floor area.
16	Recreational clubs	50sqm of Floor area.
17	Educational buildings	150sqm of Floor area
18	Other Public and Semi-Public Buildings	100sqm of Floor area

Note: Additional parking for part area shall be provided when the part area exceeds 50% of the prescribed limits/standards.

