GOVERNMENT OF KARNATAKA

No. UDD 16 TTP 2023 (E) Karnataka Government Secretariat
Vikasa Soudha,
Dr. B.R. Ambedkar Veedhi, Bangalore,

Dated: 07.05.2025

NOTIFICATION

Whereas, the draft of the Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 which the Government of Karnataka proposes to make in exercise of the powers conferred by section 4-K of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1961) was published as required by section 13-E of the said Act, in notification No. UDD 16 TTP 2023 dated: 30.01.2025 in part 4A of the Karnataka GazetteDated:14.02.2025inviting the objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in the Official Gazette.

And whereas the objections and suggestions received have been considered by the State Government.

Now therefore, in exercise of the powers conferred by Section 4-K of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1961) the Government of Karnataka hereby makes the following Regulations, namely:-

REGULATIONS

1. Title and commencement.- (1) These Regulations are called the Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025.

(2) It shall extend to the urban and rural local body jurisdictions where Local Planning Area has not been declared under the Act.

2. Definitions.- (1)In these regulations unless the context otherwise requires,-

(i)**"Act"** means, the Karnataka Town and Country Planning Act, 1961(Karnataka Act 11 of 1963);

(ii)**"Applicant"** means a person, who applies to the Local Authority for approval of development of land under section 4-K of the Act ;

(iii)**"Application"** means an application made to the Local Authority in such form appended to these regulations;

(iv)**"Amalgamation"** means clubbing of two or more building sites into one;

(v)**"As Built Plan"** means,-

(a)in case of development of land **,** the Layout/Sub-division plan drawn to scale, depicting the dimensions of roads/streets, building sites, parks, civic amenity sites and public utilities as developed on the ground and infrastructure drawings as constructed on the ground;

(b)in case of development of building, the plan drawn to scale depicting the dimensions of the building foot print including the appertaining structures along with the floor plans as constructed in the building site.

(vi)**" Bifurcation"** means sub-division of a building site into two;

(vii)**"Building Site"** means site held for building purposes, approved under the provisions of the Act and earmarked for the specific non-agricultural use, Residential or Non residential and the authorised sites as part of approved layout by competent authority of the Government ;

(viii)**"Bye-law"** means the building bye-laws notified by the Government read with the

amendments made from time to time for Municipalities, Town Panchayats and Gram Panchayats;

(ix)**"Civic Amenity Site"** means a site earmarked for Civic amenity in a Layout/Sub-division plan approved by the Director or the subordinate officer as designated under these regulations;

(x)**"Defect liability period"** means a period as decided by the Local Authority from the date of approval of final layout plan, during which period, the applicant shall maintain all the Infrastructure, including roads;

(xi)**"EWS sites"** means sites reserved for Economically weaker section, which shall be of the area of minimum 50 Sq m or size as notified by the State Government from time to time;

(xii)**"Form"** means a form appended to these regulations;

(xiii)**"Frontage"** means the width of the building site abutting the access or public road or street;

(xiv)**"Government"** means the Government of Karnataka;

(xv)**"Gramatana site"** means the site within the Gramatana limit which shall be established from the duly signed document certifying the site as Gramatana site from Tahsildar or such Competent Authority of the Revenue Department;

(xvi)**"Group Housing Site"** means a building site wherein buildings proposed on such site are with one or more blocks, with one or more floors each containing two or more dwelling units, with a total of Nine or more dwelling units in all such buildings;

(xvii)**"Integrated Township"** means a self-contained cluster of planned residential and Non-residential uses designed on work-live-play concept by integrating selected economic activities with associated infrastructure;

(xviii)**"Layout"** means the laying out of original plot into building sites, including formation and paving of roads/streets and footpaths etc., earmarking areas for Park and Open spaces, Civic Amenities, Utilities and services, Parking space, Street lighting etc., where ever applicable;

(xix)**"Layout Plan**" means a plan of the lay-out drawn to scale, showing building sites, either residential, or non-residential, as the case may be, including formation and paving of roads/streets and footpaths, earmarking areas for Parks, Civic Amenity sites, Public Utilities and Parking Space;

(xx)**"Market Value"** means the value determined as per the guideline value of land in accordance with the Karnataka Stamps Act, 1957 (Karnataka Act 34 of 1957);

(xxi)**"Original plot"** means plot having the same extent as depicted in the order of diversion of the land from agriculture to non-agricultural purposes under the provisions of the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964);

(xxii)**"Parking Space**" means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles together with a driveway connecting the parking space with a public street and permitting the ingress and egress of the vehicles;

(xxiii)**"Person"** means owner of the original plot, his authorised representative, an undivided family, Promoter or Developer authorised by the owner, an association of owners, co-operative society, company or corporate body registered under law, Local Authorities, Karnataka Housing Board, Karnataka Industrial Area Development Board, Karnataka Slum Improvement Board, any other Boards or Corporations constituted under respective statutes owned and controlled by State or Central Government and any other State or Central Government Departments;

(xxiv)**"Provisional Layout plan"** means a Layout plan approved by the Director or his authorised sub subordinate officer for demarcation and development purposes;

(xxv)**"Private Street"** means as defined in the Karnataka Municipalities Act, 1964 (Karnataka Act 22 of 1964);

(xxvi)**"Public Street"** means as defined in the Karnataka Municipalities Act, 1964 (Karnataka Act 22 of 1964);

(xxvii)**"Street"** means as defined in the Karnataka Municipalities Act, 1964 (Karnataka Act 22

of 1964);

(xxviii)**"Registered Urban Planner/Architect/Engineer"** means qualified Urban Planner or Architect or Engineer registered with the Local Authority concerned;

(xxix)**"Section"** means a section of the Act;

(xxx)**"Site plan"** means a plan drawn to a scale showing the details as specified in these regulations;

(xxxi)**"Tank"** means as defined in the Karnataka Tank Conservation and Development Authority Act, 2014 (Karnataka Act 32 of 2014);

(xxxii)**"Utility"** means the basic essential services to the public such as water supply system with storage facility, sewerage system with treatment facility, electric substation with power supply including street lighting, gas supply system, telecommunication system etc;

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(xxxiii)"**Stilt Floor"** means open parking area provided at ground level. The height of the stilt floor shall be a maximum of 2.4 m height (floor to beam bottom or ceiling whichever is less). 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 3.75 m;

(xxxiv)"**First Floor"** means the floor immediately above the ground floor or stilt floor.

(2) The words and expressions which are not defined in these regulations shall have the same meaning as in the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) and the Karnataka Municipalities Act, 1964 (Karnataka Act 22 of 1964).

PART-A

APPROVAL OF LAYOUT BY SUBDIVISION OR SINGLE SITE AND DEVELOPMENT OF LAND

3. Types and Minimum Extent for Development of land.-

(1) Residential Use:

(a)	(a)Single plot layout	Original plot of any extent
(b)	Layout Sub-division of original Plot(s)	original plot of minimum extent -1010Sqm
(c)	(c)Group Housing	
	i.Single Plot Layout	Original plot, minimum extent of 500 Sqm
	ii.Layout Sub-division of original plot(s)	Original plot of minimum extent-1010 Sqm
(d)	(d)Redevelopment	Any extent.
(e)	(e)Township	Original plot of minimum extent 10 hectare and more.

(2) Non Residential Use:

(a)	Single plot layout	Original plot of any extent without limitation.
(b)	Layout Sub-division of Original Plot	Original plot of minimum extent-1010 Sqm

(3) Mixed Use:

(a)	Integrated Township	Original plot of minimum extent 10 hectare and more.

4. Application for sanction of single plot or sub-division of plot or lay-out under sub-section (1) of section 4-K.- (1) Any person who intends to form a layout or any other developments specified in regulation (3) shall apply for sanction to the Local Authority concerned, as in

Form-I duly filled along with such other particulars and documents as the Local Authority may specify, accompanied by the following, namely:-

(a)Revenue Documents:

(i)Record of Rights and Tenancy Certificate (RTC);

(ii)Extract of Mutation Register;

(iii)Copy of the Sale Deed executed or any such registered document declaring ownership;

(iv)Encumbrance Certificate;

(v)Survey Sketch/Atlas/PT sheet of the plot or of the "combined plot" if more survey numbers are included, indicating “Photkharab A and B”, certified by the competent Authority of the Revenue department/ Department of Survey Settlement and Land Records (DSSLR); Survey Sketch/Atlas/PT sheet shall also depict the width and type/category of access road(s)/street(s) abutting the plot, including dimensioned Pathway, Cart track, Natural or man-made nalas and Tanks or Ponds or Lakes existing in the vicinity up to 100m, drawn to scale;

Note: The competent Authority of the Revenue Department/DSSLR shall be responsible for indicating “PhotKharab A and B”, in the Survey sketch/Atlas/PT sheet.

(vi)Copy of the order for diversion of the plot for non-Agricultural purposes issued by the competent Authority under the provisions of the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964);

(vii)An irrevocable registered joint development agreement by the owners, in case the application consists of many amalgamated original plot having absolute ownership; and

(viii)Village map and Kharab Utar;

(b)Site Plan:

(i)A soft and hard copy of the Site plan prepared in drawing format with dimensioned boundary lines, as on ground, indicating topographical details of the area including contours at a metre interval, spot levels, natural features, physical features such as trees, wells, drains, High Tension lines, built areas if any, abutting roads/streets, Tanks or ponds and railway lines in the vicinity, as surveyed, also indicating the developments in and around the plot(s) under consideration; and

(ii)A soft and hard copy of the Site plan superimposed on the Survey sketch. The registered urban planner/ Architect/Engineer shall verify whether the boundary, as on ground, is co-terminus to the boundary depicted in Survey sketch. The boundary of the plot shall be finalised based on which the Layout plan and infrastructure plan shall be prepared as below:

(a)If the boundary, as on ground, is co-terminus to the boundary shown in the survey sketch or if the boundary, as on ground, stretches beyond the boundary shown in the survey sketch, the boundary of the plot(s) shall be finalised as per the survey sketch; and

(b) If the boundary, as on ground, is lesser in size and shape than the

boundary shown in the survey sketch, the boundary of the plot shall be finalised as per the boundary as on ground in which case a notarised affidavit shall be submitted by the applicant in this regard.

(c)A Single plot/Layout/Sub-division plan showing,-

(i)a plot or Sub-divisions of the plot and details of the proposed use including existing public road/street;

(ii)category of public road/street abutting the plot with dimension;

(iii)proposed building site with Numbers and dimensions;

(iv)proposed street/road net work, including road widening if any, with dimensions;

(v) "Photkharab A and B" as indicated in the survey sketch issued by the competent Authority of the Revenue Department or DSSLR with dimensions; (vi)Proposed Parks and Open spaces, Public utilities, Civic Amenity, Vehicle Parking, and such other amenity areas as specified, as the case may be, with dimensions; and

(vii)In case of Group Housing, a plan showing the dimensions of the building site earmarked for Group Housing and general arrangements of residential building blocks, access roads/streets, Parks and open spaces, Public utility facilities and Civic Amenity area;

(viii)Such other particulars as specified by the Local Authority/Government; and

(ix)The Single plot/ Layout/Sub-division plan shall be duly signed by the registered Urban Planner/Architect/Engineer and the Applicant.

(d)Infrastructure plan showing,-

(i)Water supply network , storage reservoir wherever necessary;

(ii)Underground drainage network, Sewage Treatment Plant/unit wherever necessary;

(iii)The area reserved for handling Solid waste wherever necessary; and (iv)Arrangement for planting of tree saplings along the road/street, minimum of one per Building site and also in parks and open spaces; and duly signed by the registered Urban Planner/Architect/ Engineer and by the Applicant.

(e)Fees:

Details of the non refundable Scrutiny fee to be paid to the Director or his subordinate officer as per regulation 5;

(f) Others:

(i)Photograph (minimum four numbers each from North, South, East and West) of Plot, abutting Street/Road and existing developments, if any, with time and geo-tag wherever available;

(ii)Photo identity of the person, applying for the sanction under section 4-K of the Act; and

(iii)Notarised affidavit from applicant stating the documents submitted are

true and the land in question is not under any court proceedings.

Note: This may be exempted in case of local authorities, Karnataka Housing Board, Karnataka Industrial Area Development Board, any other Boards and Corporations constituted under respective statutes owned and controlled by State and Central Government and any other State and Central Government Departments;

(iv)Notarised self-declaration by the applicant that plot is not included in any of the land acquisition proceedings; and

(v)Notarised self-declaration by the applicant that up to Four (4) dwelling units only will be built in the proposed building site in case of Residential Single plot layout.

(2) After receipt of the application with the complete information and documents under the sub-regulation (1), the Chief Officer/Panchayat Development Officer (PDO) of the Local Authority shall issue an acknowledgment to the applicant.

5. Scrutiny Fee.- The Director or the designated sub-ordinate officer shall levy, for the purpose of scrutiny, a non-refundable scrutiny fee as specified below and as notified subsequently by the Government from time to time for the plot under consideration payable by the applicant with the application. Fee shall be rounded off to the nearest ten rupee;

Sl. No.	Scrutiny fee	Plot area	Rate
1	Fee for scrutiny of application	Upto 1000 Sqm	Rs.500/-

		Above 1000 sqm	Rs.500/- + Rs.0.50 per Sqm of extent above 1000 Sq m

6. Standards to be followed while granting approval for development of land.-

(1) Streets or Roads:

(a)Public Access (Street/Road to the plot):

(i) The plot proposed for Residential layout/sub-division shall have an access from an existing public street/road having a width of not less than 6 m**:** Provided that in Hilly areas or abutting Gramatana, the minimum width of an existing public road/street providing access to the plot shall not be less than 3.65 m;

(ii) In case of Group Housing and Layout/Sub-division for Non-Residential use, the minimum width of an existing public road/street providing access to the plot shall not be less than 12 m:

Provided that in Hilly areas or abutting Gramatana, the minimum width of an existing public road/street providing access to the plot shall not be less than 9

m and in case of Green and White category industries listed by Karnataka State Pollution Control Board, the road width may be relaxed to 6.0 m;

(iii) In case of residential township, the minimum width of an existing public road/street providing access to the plot shall not be less than 12 m;

(iv) In case of integrated township, the minimum width of an existing public road/street providing access to the plot shall not be less than 18 m; and

(v) In case of industrial layouts for Quarries, Solar power projects, Windmills and temporarily converted areas for infrastructure projects notified by the Government, wherever access from public road/street is not available temporary access as indicated by the applicant for the activity may be considered for sanction of Plans without insisting for an access from public road/street.

(b)The minimum width of the street: The minimum proposed width of street to be incorporated, within the original plot, for sanction of single plot**,** sub-division of plot or lay-out for Residential, Group Housing and Non-residential purposes shall be as given in the Table-1 below:-

Table-1

Sl. No.	Type of Development	Minimum Width of Street/Road (in metres)		Remarks
		Plains	Hilly Areas	
1.	Residential	9.0	6.0	In case of streets including Cul-de-sac for a maximum length of 150 m; Cul-de-sac roads shall be considered only in cases where roads are to be terminated as dead end roads due to existing natural and manmade features or constraints in terrain, etc.

		9.0	7.5	In case of street exceeding a length of 150m
2.	Group Housing	12.0	9.0	In case of single plot group housing developments , the width of internal private street/ or driveway shall not be less than 6.0m
3.	Commercial	12.0	9.0	
4.	Education and health Institutions	12.0	9.0	In case of single plot institutional

				developments the width of internal private streets shall not be less than 6.0m.
5.	Industrial	12.0	9.0	In case of Green and White category industries listed by KSPCB, the road width may be relaxed to 6.0m

NOTE: The Civic Amenity site in a Layout/ Sub-division Plan shall have an access from 12m wide Street. Wherever the required width of Street cannot be provided, in such cases the width may be relaxed to 9m considering the surrounding developments and the existing roads.

In case of hilly areas, the Civic Amenity site in a Layout/ Sub-division Plan shall have an access from 9m wide Street. Wherever, the required width of Street cannot be provided, in such cases the Authority may relax the width to 7.5m considering the surrounding developments and the existing roads.

(2)Size of building site:

(a)No building site resulting from sub-division shall be smaller in size than 50 Sq. m for residential purpose and the frontage of such site shall not be less than 6m;

(b)In specific cases of site for housing schemes for Economically Weaker Sections, Low Income Groups, slum clearance and Ashraya housing, the Authority may relax the provisions of regulation 6(2)(a);

(c)In case of non-residential (except Industrial) developments, the frontage of the building site shall not be less than 12m;

(d)All intermediate sites shall be rectangular in shape and perpendicular to the road/street, except the sites at corners, at the edge of the plot boundaries and in case of curvilinear streets;

(e)All corner sites shall be of size more than the intermediate site;

(f)In case of Group Housing and industrial building site the frontage shall not be less than 18m.

(g)In case of approval for fuel stations/ depots, space standards and regulations for such establishment shall be as specified in regulation 23.

(3) Park and Open Space as Buffer: A minimum buffer shall be incorporated in the Sanction plan for single plot or sub-division of plot or lay-out as specified below, namely:-

(a)As Right- of -Way along electrical transmission lines: Buffer as Right-of-way along electrical transmission lines of various Voltages shall be incorporated in the Layout /Sub-division plan as specified in the Table-2 or as notified by the Competent Authority from time to time.

Table-2

Sl. No.	Capacity of High	Park as Buffer on either side

	Tension line	from the centre of Tower in metres
1.	400 KV	26.00
2.	220 KV	17.50
3.	132 KV	13.50
4.	110 KV	11.00
5.	66 KV	9.00
6.	33KV	7.50
7.	11 KV	3.50

(b) Abutting Railway lines: A minimum of 30m wide strip from the boundary of the railway property on either side, in case of both existing and proposed railway lines. However, subject to the clearance or production of the No objection Certificate (NOC) from the competent officer of the Railway Department, the margin specified above may be relaxed to such extent as mentioned in the NOC.

(c) Water bodies:

(i) A minimum of 30m wide strip from the outer boundary of the tank in case of plot adjoining tanks as specified in the Karnataka Tank Conservation and Development Authority Act, 2014 (Karnataka Act 32 of 2014);

(ii) A minimum Buffer, around Nala/Halla as notified by the Government from time to time;

(iii)In case of industries, Health care establishments and infrastructure projects, the distance from the water bodies shall be incompliance with the Government Notification No: FEE 106 EPC 2021(i) Dated: 10.12.2021; and

(iv)Buffer shall be measured from the outer boundary of the River, Tank, Nala/Halla and other water bodies as indicated in the Survey Sketch/Atlas/PT sheet by the Competent Authority of the revenue department within which no developments shall be permitted other than those notified by the Government.

(4) Wherever the plot falls in the prohibited or restricted area or zone in the vicinity of the Airport or Defence establishments or notified Archaeological Survey of India monument or State archaeology monument or Coastal regulation zones and in such other areas notified or as intimated by the Competent Authority, No Objection Certificate shall be obtained from the respective Airport Authority of India, Archaeological Survey of India /Department of Archaeology, Museums and Heritage, Coastal Regulatory Authority or such other competent authority as the case may be.

7. Minimum extent of Park, Civic Amenities, Public Utilities, Roads/Streets to be earmarked in the Layout/Sub-division plan.-

(1) Minimum extent of Park, Civic Amenities, Roads/Streets to be earmarked in all types of Residential and Non-residential Layout/Sub-division Plan and Group Housing Developments shall be as specified in the Table-3 below:-

Table-3

Sl. No.	Type of Development	Minimum Area of Parks (percentag e to total extent of original Plot)	Minimu m Area of Civic Amenity	Minimum

1.	**Residential Use**			
	(a)Single plot layout			
	(i) Single dwelling units without limitation of plot area	Nil	Nil	
	(ii) Multiple dwelling units			
	a.Up to 4000Sq.m	15	Nil	
	b.Above 4000Sq.m	10	5	
	(b)Sub-division of Plot			
	(i)1010Sq.m up to 4000Sq.m	15	Nil	
	(ii)Above 4000 Sq.m up to 20000 Sq.m	10	3	
	((iii)Above 20000 Sq.m	10	3	Two perc reserved for insta transformers/Sub

				Over head tanks/ storage reservoirs treatment plants a by KSPCB; Hand waste and such o
	(c)Group Housing			
	(i)Single Plot (above Eight dwelling units)	10	3%	Two percent of th reservedfor instal transformers/Sub Water stora treatment plants a and also for segre decentralised solid waste in cas exceeding 5000 S units above 200 M Solid Waste Man
	(ii)Subdivision of plot	10	3%	Two percent of t reserved for insta transformers/Sub Water stora treatment plants a and also for segre decentralised solid waste in cas exceeding 5000 S units above 200 M Solid Waste Man

	(d)Redevelopment	10	Nil	
	(e)Township	15	5	3 percent of the p reserved for insta transformers/Sub Water stora Sewage tre notified by K for segregation, decentralised solid waste a Solid Wast Rules, 2016
2.	**Non Residential Use**			
	(a)Single plot layout	10	2	(a) Three percen waste a s processing waste in case of 5000 Sqm or abo specified in the Solid Wast Rules, 2016, Effl as notified by KS Special Economi estates and Indus recovery and recy specified in the S Management Ru

	(b)Sub-division of Plot	10	2	(a) Three per of solid waste a segregation, decentralised solid waste in exceeding 50 200 units a Solid Wast Rules, 2016, plants as notified (b) In case of Zones, Indu Industrial pa recovery and as specified i Management Ru
3.	**Mixed Use**			

	Integrated Township Non-residential uses up to 40 percent of the original plot may be permitted	15	2	Three percent of shall be installation of transformers/Sub Water stora Effluent/ Sewage plants as not and also storage, processing specified in Management Ru

(a)Area to be reserved for Parks and Civic Amenity as mentioned in the Table-3 shall have an exclusive access from the Public Road/Street. Provided in case of non-residential single plot layout it may have an access from Private street;

(b)Area to be reserved for Parks in a single plot layout as mentioned in Sl.No.1 (a) (ii) of the Table-3 shall be earmarked in one compact block only. Wherever Nala/Halla, H.T lines etc., exists in different locations within a plot this regulation shall not be applicable;

(c)After earmarking area for Park and CA, Roads/Streets including widening providing access to the Building sites, the remaining area maybe reserved for Residential or Non-residential Building sites, as the case may be; (d)In case of single plot approvals,-

(i)**For residential:** The areas reserved for Parks and Open Spaces; Civic Amenities as per table-3 shall be developed and relinquished through a registered relinquishment deed in

(ii)**For group housing:** The areas reserved for Parks and Open Spaces, Civic Amenities shall be developed and relinquished through a registered relinquishment deed in

Form-VIII, free of cost without claiming any compensation to the local authority;

(iii)The internal driveways/ pathways, public utilities in all group housing developments shall be retained, developed and maintained by the applicant/owner;

(iv)In case of Residential plots including group housing, of extent up to 4000 sqm, the areas reserved for Parks and Open spaces, Public Utilities as per Table-3 shall be developed by the applicant and maintained by the Association of owners;

(v)**For non residential layouts**: The areas reserved for Parks and Open spaces, Civic Amenities, Public Utilities, Vehicle Parking as the case may be shall be retained and developed by the owner/ applicant;

(vi)In case of approvals for fuel stations/petrol bunks the reservations in Table-3 shall be dispensed with; and

(vii)Wherever existing road widening is proposed, the road widening area shall be developed and relinquished through a registered relinquishment deed in

Form-VIII**,** free of cost without claiming any compensation to the Local Authority.

(e)A street shall be proposed to improve connectivity to the surrounding area preferably at the boundary of the original plot following appropriate road/street geometry which shall be developed by the applicant and relinquished

to the local authority in case of;

(i)Residential Single plot layout and Group Housing, wherever the extent of the Plot exceeds 0.4 Ha;

(ii) Non-residential Single plot layout, wherever the extent of the Plot exceeds 1.0 Ha.

(f)Area to be reserved for building sites for Commercial use as specified in the Table-3 shall be earmarked in either one or two compact blocks only. However, in case of residential township and integrated township the compact blocks may be more than two.

(ii) In case of plots abutting NH/SH/MDR/ Existing roads above 12.0m, the commercial sites shall preferably be front along such roads.

(iii) Commercial blocks shall preferably be sited either along or at intersection of widest Road/Street of the Layout/Subdivision;

(g)In case of Non-residential- Industrial layouts,-

(i) The siting of Non-residential Industrial layouts shall be in accordance with the Notification No: FEE: 106: EPC: 2021(i) Dated: 10.12.2021 as notified by Karnataka State Pollution Control Board and with such modifications notified from time to time;

(ii) Parking space for vehicles specified in the Table-3 shall be in addition to the Parking space to be provided based on the built-up floor area in a building site as specified in the off street Parking regulation specified in these regulations at Table-8;

(iii)In case of Industrial layouts for quarries; solar power projects; Wind mills the reservations in Table-3 shall be dispensed with;

(iv) In case of layouts in temporarily converted areas for Government notified Infrastructure projects the reservations in Table-3 shall be dispensed with.

(h)If the plot get subdivided by virtue of incorporating the Road/Street or natural features as indicated in the Survey sketch/ Atlas/PT sheet and wherever two or more Building sites are formed, in such cases the regulations applicable to Subdivision of Plot shall mutatis and mutandis apply;

(i)Any person who intends to subdivide any of the single plot layout plan sanctioned under Sl. No. 1(a), 1(c) (i) and 2(a) of Table-3, shall obtain prior approval from the Director or his sub ordinate officer as the case may be treating it as Sub-division. In such cases, the regulations applicable to such sub-divisions as specified under regulation 7 shall mutatis-mutandis apply;

(j)In case where percentage of Parks and open space for any circumstances (such as buffers) is increased to 15% or more, requirement of civic amenity shall be dispensed with;

(k)In case when percentage of park and open spaces for any circumstances is increased more than 10% and, if useful size of civic amenity is not available to be provided, 15% park can be provided and civic amenity can be dispensed with;

(l)Any person who intends to amalgamate Building site of the single plot layout plan sanctioned under Sl. No. 1(a), 1(c) (i) and 2(a) of Table-3 subsequently, Amalgamation of such Building sites may

be considered, considering it as amalgamation of Original plot and corresponding regulations as applicable, specified under regulation 7 shall mutatis-mutandis apply;

(m)**In case of Group housing Development:**

(i)Any person who intends to develop group housing in a single plot layout approved under Sl. No. 1(a) of Table-3 regulations applicable to Group Housing shall mutatis-mutandis apply;

(ii)Parks, Public utilities and Civic Amenity area shall have an exclusive access from the Public Road/Street; and

(iii)Setbacks, spacing between buildings/blocks which regulates the form of the building and Parking space for the built up floor area shall be as specified in under regulation 16and Table-9.

(n)**In case of Residential Township and Integrated Township:**

(i)Plot for Townships shall be contiguous and the Existing Road/Street(s) interconnecting different plot may be a part of a Township;

(ii)There shall be hierarchy of roads of different width in the township area. The widest will be determined by the width of the Road/Street giving access to the plot and the Road network in the neighbourhood;

(iii)On reserving the areas for Civic Amenity, Parks, Public utilities, Roads/Streets including widening, Parking space and Non-residential uses in the sub-division plan, as specified in these regulations, the area remaining shall be earmarked for Residential purpose;

(o)**In case of Redevelopment or Urban Renewal schemes:**

(i)Redevelopment or Urban renewal of any unplanned areas can be taken up either by the Government or any statutory body or local Authority or by any person; and

(ii)Regulations to be followed shall be as specified on a case to case basis, based on the requirements of the project as notified by the Government;

(p)**Park and Open Space as Buffer:**

(i)Areas to be earmarked as Buffer as specified under regulation 6, shall be diverted for non-agricultural purpose in accordance to the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964);

(ii)Such buffer areas shall be reckoned in the areas under Parks.

(iii)Roads/streets shall not be allowed inside the buffer area. However, Roads/streets may be allowed across the buffer to establish the connectivity to different plot. Such areas shall be reckoned in the areas under Road/Street;

(iv)Buffer falling within the Road land width which forms and integral part of National Highway or State Highway or any Road/Street for that matter shall be reckoned in the areas under Road/Street;

(v)In case of buffer under High Tension lines, the same shall not be considered for providing roads along the high tension line. The right of way of the roads along such high tension lines shall be exclusive of such buffer.

(vi)A minimum of 3m buffer to be left on all sides of Industrial plots.

8. Scrutiny of Single plot/Layout/Sub-division plan.-

(1)On receipt of application in Form-II, Assistant Director of Town and Country Planning (ADTCP) authorised by the Director shall examine whether the proposal received complies with these regulations;

(2)The ADTCP shall carry out inspection of the Plot and gather necessary information required thereof;

(3)Wherever the layout/sub-division plan needs modification to comply with these regulations, ADTCP shall fix up a conference by serving a notice to the applicant and the suggestions made to modify the plan are recorded. The applicant shall resubmit the modified Single plot/ layout/sub-division plan based on the suggestions made, duly signed by the registered Urban Planner/Architect/Engineer and by the Applicant;

(4)The Director or the sub ordinate officer authorised by the Director may accord Technical approval to the Single plot/ Layout/Sub-division plan or refuse within sixty days from the date of its receipt.

(5) Refusal to approve the Single plot/Layout/Sub-division plan: The Director or the officer authorised by the Director may refuse to give approval for the Single plot/Layout/Sub-division plan received under regulation 4 in the following situations, namely:-

(a)Under the direction from a competent court;

(b)Where the Single plot/Layout/Sub-division plan do not comply with the proviso of these regulations;

(c)Wherever the plot falls in the prohibited or restricted area or zone in the vicinity of the Airport or Defence establishments or notified ASI monument or State archaeology monument and in such other areas notified or as intimated by the Competent Authority; and

(d)Wherever the application is not submitted with the documents as required under these regulations.

(6) Payment of fee under section 4-K: If the proposal is in conformity with these regulations ADTCP shall issue the fee notice in the

Form-III and such fee shall be levied as under or as subsequently notified from the Government from time to time.

Sl. no	Area	Rate per sqm of land area			
		Residenti al	**Industri al**	**Commerci al**	**Others**
1.	Urban local body jurisdiction	3.00/m²	4.50/m²	6.00/m²	3.00/m²
2.	Rural local body jurisdiction	1.50/m²	2.25/m²	3.00/m²	1.50/m²

9. Technical approval for Provisional Single plot/Layout/Sub-division of plot for demarcation and Development Purpose.-

(1) For demarcation on ground:The Director or the subordinate officer authorised by the director , subject to the payment of fee as specified in the regulation 8(6), technically approve the single plot/layout/sub-division plan, with such necessary conditions in

Form-IV, comprising of the Plan duly dimensioned with the areas earmarked for Parks and Open spaces, Civic Amenities, Public

Utilities, Roads/Streets including widening, Parking space, any other infrastructure facility, as the case may be, and also Residential and Non-Residential Building site blocks without depicting building sites and its numbers for demarcation on ground subject to,-

(a)The Director or the subordinate officer authorised by the Director shall indicate on the body of the drawing of the approved Single plot/Layout/Sub-division plan for demarcation that, it is for demarcation on ground but not fit for allotment or sale or registration of sites or any part thereof;

(b)A copy of such plan, affixing the seal of approval of the Director or the subordinate officer authorised by the Director, shall be sent to the applicant;

(c)A copy of such plan, may also be sent to the Jurisdictional Tahasildar/ADLR , for information and discrepancies if any, found with regard to depiction of PhotKharab 'A' and 'B' in the Single plot/layout/sub-division plan. The Tahasildar/ADLR shall intimate clarifications back to the Director or the subordinate officer authorised by the Director within fifteen days from the date of receipt of such issues;

(d)The approved Single plot/Layout/Sub-division plan shall be demarcated and set-out on ground by the applicant, specified markers at the corners of the Residential and Non- Residential Site blocks are fixed and painted;

(e)The Applicant shall submit a draft demarcated or as-set-out plan, duly dimensioned along with the co-ordinates of the boundaries of the areas earmarked for Parks and Open spaces, Civic Amenities, Public utilities, Vehicle Parking, as the case may be, and also Residential and Non-Residential Building site blocks with reference to the Continuously Operating Reference Station (CORS)/DGPS established by the appropriate Authority, wherever available;

(f)The Applicant shall submit a demarcated or as-set-out plan, duly signed by the registered Urban Planner/Architect/Engineer and by the Applicant, to a scale not less than 1:500, however, when the area under consideration is larger in extent, the scale of the drawing may be relaxed up to and not more than 1:1000;

(g)The Applicant shall notify the Assistant Director of Town and Country Planning, to inspect the Layout/Sub-division plan demarcated and as-set-out on ground;

(h)After the receipt of the draft demarcated plan as specified, the ADTCP shall scrutinize the Layout/Sub-division plan as demarcated on ground and effected changes, if any, shall inspect the Plot and ensure that the demarcated plan comply with these regulations;

(i)In case of single plot approvals,-

(a)For residential and non-residential layouts: The Director or the subordinate officer authorised by the Director shall grant technical approval in

Form-V and forward three copies of the plan to the Local Authority to sanction the plan and release the building site in Form-VI to the applicant wherever no areas are to be relinquished to the local authority; and

(b)For group housing: The Director or the subordinate officer authorised by the Director shall forward three copies of the plan to the Local Authority, thereafter the local authority shall sanction the single plot after getting the required relinquishment deed executed under regulation 7(1)(d).

(2) **For Development purpose and release of building site in case of single plot and up to forty percent of building sites in case of layout/ sub division of plot:**

(a)On complying with the provisions in regulation 9(1) the Director or the sub ordinate officer authorised by the Director shall, with such modifications, if any forward the layout/sub-division plan (threecopies)duly signed, dimensioned indicating Roads/Streets including widening, Parks, Public utilities, Civic amenity, Parking space and any other infrastructure facility, etc., and also Residential and Non-Residential Sites, as the case may be, with numbering of the same and showing the building site to be released in case of single plot or up to forty percent of the building sites to be released in the first stage for development in case of layout/sub-division of plot and second stage (60%) with such necessary conditions as deemed fit affixing the seal of technical approval to the Local Authority concerned in

Form-V for granting provisional sanction and issue of khata for forty percent of the sites released in first stage for registration purpose under the Karnataka Stamps Act, 1957 (Karnataka Act 34 of 1957) and the Registration Act,1908 (Central Act 16 of 1908).

(b)After the receipt of technical approval, the Local Authority shall issue provisional sanction of the layout/ sub-division plan in

Form-VII after getting,- (i)The areas under Roads/Streets including widening, Parks, Vehicle Parking space, Civic amenity area, Public utility area and any other infrastructure facility, as the case may be, relinquished to the Local Authority through a registered relinquishment deed as in Form-VIII, free of cost without claiming any compensation by the applicant ;

(ii)The corner sites and un released intermediate sites in the layout has to be mortgaged to the Local authority through a registered mortgage agreement as in

Form-IX;

(iii) In case of layout developed by the Karnataka Housing Board, the facilities developed for Public utilities may be operated and maintained by Karnataka Housing Board till the time of handing over such facilities to the local authority; and

(iv) In case of Industrial layout/Estate/Park, developed by KIADB, KSSIDC, etc., the facilities developed for Public utilities and Vehicle parking may be operated and maintained by KIADB, KSSIDC, etc., till the time of handing over such facilities to the local authority;

(c)A copy of the technically approved plan under sub-regulation (2)(a), to

carry out development works, shall also be sent to the following Agencies/Departments to initiate necessary action with regard to the development works, namely:-

(i)Jurisdictional officer of KUWSSB/Panchayat Raj Water supply and Sanitation Department for water supply and underground drainage works;

(ii)Jurisdictional ESCOM'S for electrification work; and

(iii) Jurisdictional officer of KSPCB for issue of CFE wherever applicable.

(d)The applicant may take up erection of temporary structures like, site office, security posts, accommodation for workers, stores, toilets, and any other essential temporary structures to facilitate the development works in the plot and also its maintenance. However, these structures shall be pulled down by the applicant at his own cost.

(e)While carrying out the development works, if the applicant intends to add few more original plot to the plot already included in the provisionally approved Single plot/Layout/Sub-division plan, modifications to such Layout/Sub-division plan may be considered by the Director or the sub-ordinate officer authorised by the Director in compliance with these regulations as applicable;

10. Validity of the Provisional Layout/Sub-division plan.-

(1)On receipt of the approval for development from the Local Authority concerned under regulation 9(2)(b), the development works shall be completed by the applicant before the expiry of three Years from the date of approval of the Provisional Layout/ sub-division plan for development purposes.

(2)However, the Chief officer/PDO of the Local Authority may on application made before the expiry of above period, extend such period by further period of one year by charging the scrutiny fee as specified in these regulations.

(3)If the development works are not completed within four years from the date of sanction of provisional plan issued to take up development works under

sub-regulation (2)(b) of regulation 9, the Local authority shall forfeit the corner and intermediate sites mortgaged to it and complete the development works.

(4)In case the applicant fails to develop the layout within the specified time, the local authority shall forfeit the corner and intermediate sites and develop the layout.

(5)In case, for any reason, Local Authority cancels the layout approval, same shall be communicated to concerned technical approval officer of Directorate of Town and country Planning.

11. Development works to be carried out.-

(1) Technical specifications about the development works to be carried out viz. levelling, paving, metalling, flagging, channelling, sewering, draining, street lighting and water supply shall be as notified by the Government from time to time.

(2) The applicant who executes the development works shall have to pay the applicable supervision charges and ETP charges to the Local Authority as per the directions of the Government that may be issued by the Government from time to time.

(3)Development works shall be executed by the applicant and inspection of the same shall be carried out in a manner as notified by the Government from time to time.

(4)On completion of development works, the applicant shall submit As-built-plan along with an application for issuing the final Single plot (wherever applicable under these regulations)/Layout/Subdivision Plan to the Local authority in

Form-X.

(5)The Applicant shall give a notarised undertaking to the Local Authority concerned declaring his responsibility of maintaining the entire infrastructure works in good condition up to the end of the defect liability period as decided by the local authority.

(6)The Local Authority shall ensure the completion of all development works in the layout including all infrastructure facilities and shall obtain the certificate of completion of all development works from the concerned Authority/Agency/ Department as specified below, namely:-

(a)Development of infrastructure related to Water supply and Under Ground Drainage from the urban water supply and sewerage board in municipal areas. In case of areas other than municipal areas from the water supply and sanitation wing of Panchayat Raj Engineering Department;

(b)Electricity supply company (ESCOM), that the area has serviced electricity;

(c)STP completion certificate from the Karnataka State Pollution control board, wherever applicable; and

(d)In case of Gram Panchayat areas, Panchayat Raj Engineering Department and in municipal areas the concerned Municipality with regard to development of Roads/Streets, Parks.

12. Release of Building site in the applicable single plot or Building sites (sixty percent) in the layout/ sub division plan.- (1)On receipt of the application along with as-built-plan and completion certificates with regard to completion of all development works, the Local authority shall verify the Layout/Sub-division plan as built on ground to comply with the layout plan issued in

(2)On complying with the provisions of regulation 11 and on obtaining technical approval for sanction of the final layout in

Form XII, as part of second stage, the Local Authority shallissue Final sanction for the layout in Form-XIII and shall release second stage (60%) Residential and Non-residential Building sites, as the case may be, mortgaged to the Local authority, with such necessary conditions as deemed fit by affixing seal of approval on the body of the Single plot/final Layout/Sub-division plan that, Building sites are fit for issue of khata by the Local authority and allotment and for registration purposes under the Karnataka Stamps Act, 1957 (Karnataka Act 34 of 1957) and the Registration Act, 1908 (Central Act 16 of 1908).

(3) The Local authority shall maintain the parks in accordance with the Karnataka Parks, Play-fields and Open spaces (Preservation and Regulation) Act, 1985 (Karnataka Act 16 of 1985) and the civic amenity sites shall be allotted as directed by the Government.

(4) Wherever necessary, Consent for Operation from the Karnataka State Pollution Control Board for such projects as specified, shall be obtained from the competent authority concerned.

13. Monitoring during defect liability period.- (1)The Applicant shall maintain the infrastructure developed, during the defect liability period as decided by the local authority concerned from the date of final approval of the Layout.

(2)The Local Authority shall monitor the maintenance of the infrastructure developed by the Applicant in the layout during the defect liability period.

(3)In case any defects related to the development of infrastructure is found, the Local Authority shall bring it to the notice of the applicant specifying the defects and it shall be the duty of the applicant to rectify such defects at his own cost. However, if the applicant fails to rectify the defects within thirty days of notice, the Local Authority shall be entitled to initiate action under the respective statutes.

(4)The Government may issue necessary directions to the Local Authority from time to time in this regard.

14. Amalgamation and Sub-division including bifurcation of Building site.-

(1)Amalgamation of Building sites:

(a)Building site which is a part of the layout/sub-division plan/scheme duly approved by the Director or the sub ordinate officer authorised by the Director or Gramatana site may be amalgamated with prior permission of the Director or the subordinate officer authorised by the Director;

(b)Director or the subordinate officer authorised by the Director, 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 Gramatana site from Tahsildar or such Competent Authority of the Revenue Department;

(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)Residential Building sites shall not be amalgamated with Non residential building sites. Similarly Non-Residential building sites only may be amalgamated;

(e)Ownership of the sites to be amalgamated could be either single or multiple names/family members/company;

(f)Amalgamation shall not be considered where Building sites are earmarked as EWS sites in the Sub-division plan or layout;

(g)An additional fee for such amalgamated Building Site shall be collected as specified under regulation 8(6);

(h)Permission 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 amalgamated building site ;

(i)The local authority shall not issue khata for amalgamated building sites without the prior approval of the Director or the subordinate officer authorised by the Director; and

(j)Amalgamation of Building site sanctioned under Sl.No.1 (a), 1(c)(i) and 2(a) of Table-3 of may be considered treating it as amalgamation of Original plot. In such cases, the regulations applicable to such amalgamated plot as specified under regulation 7 shall mutatis-mutandis apply.

(2)Sub-division including Bifurcation of Building site:

(a)A Building site which is a part of the sub-division plan/layout/scheme duly approved by the Director or the subordinate officer authorised by the Director or Gramatana site may further be subdivided with prior permission of the Director or the sub ordinate officer authorised by the Director;

(b)The Director or the subordinate officer authorised by the director shall have to obtain duly signed document that establishes the site as Gramatana site from Tahsildar or such competent authority of the Revenue Department ;

(c)In any case, the subdivided sital area shall not be less than 50 Sq.m;

(d)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 subdivided Building site;

(e)Subdivided Building site shall have an access of minimum 3.5m wide;

(f)The Subdivided Building site facing the road/street shall have a minimum of 6.0 m frontage;

(g)For sub-division of the Building site provision for Parks and Open spaces, Civic Amenities, etc., shall be dispensed with subject to the compliance with these regulations;

(h)An additional fee for such sub-division of the Building site shall be collected as specified in regulation- 8(6); and

(i)The Local authority shall not issue khata for subdivision or bifurcation of building sites without the prior approval of the Director or the subordinate officer authorised by the Director.

15. Change in use of building sites.- In case of building sites abutting NH/SH/MDR and roads above 20.0 m, the change in use of building site except industrial use building may be permitted on payment of fee for such change in use. The fee shall be levied at such rate as specified below,-

Sl.no	Area	Rate per sqm of building site area for change in use to		
		Residential	**Commercial**	**Others**
1.	Urban local body jurisdiction	100.00/m²	200.00/m²	75.00/m²
2.	Rural local body jurisdiction	75.00/m²	150.00/m²	50.00/m²

Note: (1)Other uses include charitable, religious and philanthropic institutions of non-profit nature such as Old age homes, Destitute homes and Child care centres, as the case may be and certified by the Deputy Commissioners of concerned districts to be of non-profit nature.

(2) Educational institutions, health institutions and any other public and semi public buildings run by private individuals and institutions are to be treated as commercial uses except those specified in Note-1.

PART-B

REGULATIONS FOR DEVELOPMENT OF BUILDING

16. Minimum setbacks for Residential and Non-residential buildings.-

(1) Minimum setback for Residential buildings including group housing for height below15.0m: **TABLE – 4**

Sl. No	Building Site size	Setbacks				Parking allowed
		Front	Rear	Right	Left	
1	**Upto 100 Sq.m**					
	Any Road width	1.25	0	0.75	0	Stilt
2	**Above 100 Sq.m Upto 150 Sq.m**					
	Any Road width	1.25	1.0	0.75	0	Stilt
3	**Above 150 Sq.m upto 300 Sq.m**					
	Road width					
	(i)below 9.0m	1.50	1.0	1.0	1.0	Stilt
	(ii)9.0m and above	1.50	1.0	1.2	1.2	
4	**Above 300 Sq.m upto 500 Sq.m**					
	Road width					
	(i)Below 9.0m	2.0	1.0	1.0	1.0	Stilt
	(ii)9.0m and upto 18.0m	2.5	1.5	1.5	1.5	Basement c
	(iii)Above 18.0m and upto 30.0m	3.0	1.5	1.5	1.5	
	(iv)Above 30.0m	6.0	1.5	1.5	1.5	
5	**Above 500 Sq.m upto 4000 Sq.m**					
	Road width					
	(i)Below 9.0m	2.0	1.0	1.0	1.0	Stilt
	(ii)9.0m and upto 18.0m	2.5	2.5	2.5	2.5	Basement c
	(iii)Above 18.0m and upto 30.0m	3.0	2.5	2.5	2.5	
	(iv)Above 30.0m	6.0	2.5	2.5	2.5	
6	**Above 4000 Sq.m**					
	Road width					
	(i)Below 9.0m	6.0	5.0	5.0	5.0	Stilt
	(ii)Above 9.0m	6.0	5.0	5.0	5.0	Basement c

Note:

(i) In case of Building sites upto 150 sqm the right setback may be permitted to be swapped with the left setback if the applicant so desires.

(ii) In Building sites mentioned in Sl.no. 2 and 3, if the applicant desires to construct only Ground+ 2 floors , setbacks specified for G+2 floors only may be permitted subject to submission of undertaking that additional floors shall not be constructed on the building site and the Local authority shall not permit any additional floors thereafter (iii) Height of the Stilt is included in the height of building.

(iv) Ramp slope of 1 in 8 shall be maintained wherever Basement is provided.

(v) Where building plots abut NH SH the minimum front setback shall be the building line or the front setback whichever is higher

(2) Minimum setback for Non Residential buildings except Industrial buildings for height below 15.0m: **TABLE – 4A**

Sl.	Building Site size	Setbacks	Parking

No		Front	Rear	Right	Left	allowed
1	**Upto 150 Sq.m**					
	Road width					
	(i)Below 9.0m	1.50	0	0	0	Stilt
	(i)9.0m and above	1.50	0	0	0	
2	**Above 150 Sq.m upto 300 Sq.m**					
	Road width					
	(i)Below 9.0m	2.0	0	1.0	1.0	Stilt
	(ii)9.0m and above	2.0	0	1.0	1.0	
3	**Above 300 Sq.m upto 500 Sq.m**					
	Road width					
	(i)Below 9.0m	2.5	1.5	1.5	1.5	Stilt
	(ii)9.0m and upto 18.0m	3.0	1.5	1.5	1.5	Basement

	(iii)Above 18.0m and upto 30.0m	4.5	1.5	1.5	1.5	or stilt
	(iv)Above 30.0m	6.0	1.5	1.5	1.5	
4	**Above 500 Sq.m upto 4000 Sq.m**					
	Road width					
	(i)Below 9.0m	2.5	2.0	2.0	2.0	Stilt
	(ii)9.0m and upto 18.0m	3.0	2.5	2.5	2.5	Basement or stilt
	(iii)Above 18.0m and upto 30.0m	4.5	2.5	2.5	2.5	
	(iv)Above 30.0m	6.0	2.5	2.5	2.5	
5	**Above 4000 Sq.m**					
	Road width					
	Above 9.0m	6.0	5.0	5.0	5.0	Basement or Stilt

Note:

(1) In case of Building sites above 500Sqm the minimum all-around setbacks in case of educational buildings; Institutional buildings; Storage buildings including Warehouses/Godowns shall be 4.5m or the setbacks prescribed in Table-4A whichever is higher.

(2) In case of corner sites both the sides facing the roads shall be treated as front and setbacks considered accordingly.

(3) Height of the Stilt is included in the height of building.

(4) Ramp slope of 1 in 8 shall be maintained wherever Basement is provided.

(5)In case of buildings existing prior to the commencement of these regulations, whenever Permissions are to be

granted for upper floors of the existing buildings, the setbacks specified in these regulations may be considered at the

lowest floor level at which the additional constructions are to be permitted, subject to the submission of the structural

stability certificate from the registered structural engineer.

(6)The dwelling units and habitable rooms shall comply with the Lighting and ventilation requirements specified in

the building byelaws and areas where not specified in the Building byelaws, Clause 20 of the Part 3 - Development Control

Rules and General Building Requirements of National Building Code, 2016 shall be complied with.

(7)In case of group housing in a building site,-

(a)The minimum extent of building sites in approved layouts for development of group housing shall be 500 Sqm; (b)In approved layouts for group housing development reservation of parks and civic amenities shall not be applicable;

(c)The distance between adjacent building blocks in the group housing within building site(s) shall not be less than one third the height of the taller building;

(d)The Building blocks shall be considered as separate entity/ unit even when connections are established in between the blocks through foyers, foot bridge, lift lobbies, Basement, Podium or any other structure at any level of the building blocks and the distance between the buildings shall be as specified at (C) above;

(e)Areas required for Transformers/generators as specified by the competent authority shall be indicated in the plans subject to a minimum of 3mx5m;

(f)Areas required for Sewage treatment plants and handling of Solid waste as specified by the competent authority shall be indicated in the plans; and

(g)In case of building site area exceeding 5000 Sqm or with dwelling units above 200 Nos three percent of the area shall be reserved for segregation, storage, decentralized processing of solid waste as specified in the Solid Waste Management Rules,2016 and indicated in the plan.

(8)Water supply and draining shall be indicated in the proposals as well as the means of final disposal of waste (Open drains/ UGD/ Septic tanks).

(9)Storm water drains shall be indicated in the plans;

(10)Rain water harvesting provisions in Building sites above 100 sqm shall be indicated as specified in the Building byelaws shall be indicated in the plans and in areas not specified in the Byelaws it shall be indicated in the Plan as specified in Annexure-I.

(11)Solar assisted water heating systems as specified in the Building byelaws shall be indicated in the plans and in areas not specified in the Byelaws it shall be indicated in the Plan as specified in Annexure-II.

(12)Provisions for Electric Charging points / charging stations specified as notified by the Government for the Local Planning Areas shall be applicable in the areas beyond Local Planning Areas also.

(13)Road Margins for NH, SH, MDR and Village roads shall be applicable as notified by the Government from time to time.

(3) Minimum setbacks and width of the road for all types of buildings of height 15.0m and above (i.e., High rise buildings with mechanical means of vertical circulation (Lifts/elevators/ escalators):

TABLE - 5

Sl .n o	**Height of the building**	**Front, rear and side setbacks (Min in m)**	**Minimum width of the Road**
1.	15.0m and above upto 18.0m	6.0 m	12.0m
2.	Above 18.0m upto 21.0m	7.0m	12.0m
3.	Above 21.0m upto 24.0m	8.0m	15.0m
4.	Above 24.0m upto 27.0m	9.0m	15.0m

5.	Above 27.0m upto 30.0m	10.0m	18.0m
6.	Above 30.0m upto 35.0m	11.0m	18.0m
7.	Above 35.0m upto 40.0m	12.0m	24.0m
8.	Above 40.0m upto 45.0m	13.0m	24.0m
9.	Above 45.0m upto 50.0m	14.0m	30.0m
10.	10.Above 50.0m upto 55.0m	16.0m	30.0m
11.	After 55.0m, 2.0m additional setback for every 5m of height shall be insisted		

(4) Maximum Coverage, FAR, minimum setbacks and minimum road width for Industrial buildings below 15.0m height:

TABLE-6

Sl .no	**Extent of Building site in sqm**	**Setbacks (m)**		**Maximum ground coverage**	**Permissible FAR**	**Minimum Road width**
		Front	Rear and sides			
1.	Upto 255 sqm	3.00	1.50	65%	1.50	9.0
2.	Above 255-510	3.00	2.50	65%	1.50	9.0
3.	Above510-1020	4.50	3.00	65%	1.75	12.0
4.	Above1020-2025	8.00	4.50	65%	1.75	12.0
5.	Above 2025-4050	9.00	6.00	65%	2.00	12.0
6.	Above 4050-8100	10.00	8.00	65%	2.00	12.0
7.	Above 8100-12200	10.00	8.00	65%	2.25	18.0
8.	Above 1220o	10.00	8.00	65%	2.50	18.0

Note: In case of buildings exceeding 15.0 m or higher the setbacks in Table-5 or Table- 6 whichever is higher shall be considered.

(5) Residential and Non residential Buildings with Courtyard:

(a) buildings with central courtyard shall be allowed on building sites of extent above 300 Sqm;

(b) the Minimum dimension of the courtyard shall not be less than 2.0m on any side;

(c) the side and rear setbacks in case of Court yard buildings shall be as specified in Table-7,-

TABLE-7

Sl. no	**Building site size**	**Height of building**	**Front setback**	**Side and rear setbacks**
1.	300Sqm upto 500 sqm	Upto 15.0m	As per table-4 / 4A	1.0m
		15.0m and and above	As per table-5	As per table-5
2.	Above 500 Sqm upto 4000sqm	Upto 15.0m	As per table-4	1.5m
		15.0m and above	As per table-5	As per table-5

3	Above 4000sqm	Upto 15.0m	As per table-4 / 4A	2.5m
		15.0m and above	As per table-5	As per table-5

(d) the courtyard shall have the area open for the entire height of the building; and

(e) the area of the court yard shall not be less than 9.0 Sqm or the square of one fifth the height of the highest wall abutting the courtyard whichever is higher.

17. Setbacks.- The Setbacks shall be as specified below:-

(i) Front and rear setbacks shall be with reference to depth of the site;

(ii) The left and right setback shall be with reference to width of the site;

(iii) The setbacks shall be provided within the Building site only proposed for development;

(iv) Wherever building lines are fixed, in such cases the front setback or the building line whichever is higher shall be considered as the front setback for the building. In case of plots/building sites abutting NH/SH/MDR, Other District Roads and Village roads the building lines prescribed by the competent authority or the front setback whichever is higher shall be considered as front setback;

(v)In case of building facing more than two roads, the building site should be considered as corner site taking two wider roads into consideration; and

(vi) 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 shall be treated as side setbacks.

18. Constructions permitted within setback area.-

(1) In case of any residential or non residential (single plot/sub division including group housing) developments, areas reserved for parks, Civic amenity, Public utility and roads/streets shall not be considered in the setbacks.

(2) Watchman's cubicles not exceeding 3.0m², Pump rooms, Sump tanks, Sewage treatment plants below ground level, Swimming pools shall be allowed in the setback area. However in case of buildings above 15.0m the clear distance of 6.0m for the fire drive way shall be left clear without any obstructions.

(3) In case of building sites upto 300 sq.m an open staircase shall be permitted in the setbacks.

(4) The ramp to basement shall start beyond the fire driveway in case of high rise buildings.

(5) In case of building sites of extent upto 150 Sqm, building in the rear setback at the right or left side may be permitted upto one third the depth and width of the building site.

(6) Porch/portico/Pergolas are permitted in the front and side setbacks and shall be allowed upto one third the depth/width of the building site. Minimum width of 2.5m in the front set back shall be considered where parking is to be permitted.

(7) Balcony projections not exceeding one third of setback subject to a maximum of 1.1m in the first floor and 1.75m in and above second floor may be

permitted. No balcony is allowed at the ground floor level in the prescribed setback.

(8) Weather shades not more than 0.75 m wide or one third of the setback whichever is less may be permitted to project into the setback open space.

(9) For single dwelling units parking is allowed in setback area.

19. Height of the building: The vertical distance measured, in case of flat roofs, from the average level of the ground around and contiguous to the building upto the highest point of the building and in case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in case of gables facing the road, the midpoint between the eaves level and the ridge. Architectural features, Parapet, Over head water tanks, Lift machine rooms, and solar roof installations shall be exempted from the calculation of height of the building.

20. Basement storey or Cellar: (1) Shall mean the lower storey of a building having part of the floor (basement or cellar) below average ground level. Basement shall not be more than 1.2 m above the ground level and overall height of the basement under any circumstances shall not exceed 3.00 m between the floor and the ceiling of the basement in case of normal parking. In case of stacked/mechanical parking the height of the basement may be permitted up to a maximum of 4.50m

(2) Basement floors up to a maximum of 2 levels may be permitted for car parking.

(3) Permissible uses in the Basement for buildings other than 3 star and above category hotels:

(a) Dark rooms for X ray and storage of light sensitive materials;

(b) Bank Safes/ Strong rooms;

(c) Air condition handling units/equipment, connected with the building;

(d) Parking;

(e) Radiology rooms; and

(f) Home theatre in case of residential buildings subject to the condition of providing access from the ground floor.

(4) In case of 3 star and above category of hotels, the spare area in the basement after catering to the requirement of parking facilities may be allowed to be used for other purposes incidental to the running of the hotel, such as health club, shopping arcade, dining area without kitchen facilities, administrative office, gym rooms, banquet/conference facility, swimming pool, discotheque, etc subject to compliance of the lighting and ventilation requirements specified in National building Code, 2016.

(5) Parking area shall not be used for any other purposes.

(6) When Basement is used for Car parking, the convenient entry and exit shall be provided.

(7) The driveway shall have slope ratio of 1 in 8.

(8) 3.5m shall be the ramp width in case of one way and 6.0m shall be the ramp width for two way and ramp shall commence leaving 1.5m from the edge of the property.

(9) Adequate drainage, ventilation, lighting arrangements shall be made in accordance with the National building Code, 2016.

21. Parking Standards.- The parking standards shall be as given in table-8, below:-

TABLE-8

Sl. No.	Occupancy	One car parking 5.5m for
1.	Residential (i) Single dwelling	Dwelling unit of built 100m²
	(ii)Multi dwelling units	(a) 2 dwelling units of 101 to 200m² (b) 1 dwelling unit of above 200m²
2.	Lodging establishments, tourist homes and hotels with lodging and accommodation	6 guest rooms
3.	Educational	(i) 70m² area or fra administrative office service areas; (ii) 120 seat auditorium.

4.	Institutional/ Medical	20 beds (private) 30 beds (public)
5.	(a) Assembly halls	120 seats
	(b) Cinema theatres/ multiplex	As specified in the K (Regulation) Act, Regulations Notified.
	(c) Marriage halls/ Kalyana mantapas and community halls	50m² built up area
	(d) Restaurants	60 seats
	(e) Stadia and exhibition centre	240 seats
6.	(a) Business offices and firms for private business	300m² area thereof
	(b) Public or semi public offices	500m² area thereof
7.	Mercantile	300m² area or fraction
8.	Industrial	400m² area or fraction

Note: Parking space requirements specified in the Table-9 shall be reckoned for the calculation of the Built up area for calculating of the applicable fee levied for granting technical opinion for construction of building.

22. Space standards for various buildings/ uses.- Space standards for various buildings or uses shall be as specified inTable-9, below:-

TABLE-9

Sl. No	Building use	Min. road width in Meters.	Minimum. Size of plo in sq.m
1	Kalyana Mantaps	18	2000

2	Cinema theatres	In accordance with the Karnataka Cinemas (Regulation) Act,1964	In accordance with the Karnataka Cinemas (Regulation) Act,1964
3	Social clubs and amenities	12	1000
4	Multi storey car parking	12	1000
5	Middle school	12	As prescribed by the Competent Authority
6	High school with play ground, Integrated Residential School	12	

7	College and higher educational institutions	18	
9	Hotels and lodges,	12	500
10	10 Service Apartments.	12	500
11	11 Places of congregation	12	500
12	12 Public libraries	12	300
13	13 Conference hall	12	500
14	14 Community hall	12	750
15	Nursing homes/ polyclinics	12	1000
16	Star hotels (up to 3 star)	15	2000
17	Star hotels (above 3 star)	15	4000
18	Research and Development lab	15	2000

23. Space standards and regulations for establishment of Filling Stations.- The space standards for filling stations and LPG storage godown shall be as given in the Table-10, below:-

Table-10

Sl. no	**Type of facility**	**Minimum dimensions of plot (Width (m) x Depth (m))**	**Minimum front setback in metres (m)**	**Coverage**	**Height in metres (m)**
1.	Only filling station	17x30	3	20%	6(canopy height)
2.	Filling cum service station	30x36	6	20%	6(canopy height)

3.	Filling cum service station cum workshop	33x45	6	20%	6(canopy height)
4.	Filling station only for two and three wheelers	15x18	6	20%	6(canopy height)
5.	CNG mother station (including building component-control room/office/dispensing room/store, pantry and W.C.)	30x36	6	20%	4.5(Building height-single storey)
6.	LPG Godown/ Gas godown (Area inclusive of guard room)	20x26	6	20%	4.5(Building height-single storey)

NOTE: 1. The above standards for filling stations include both LPG stations and other fuel stations.

2. Single plot layout approvals for filling stations shall be granted on plots with the dimensions specified in the Table-11.

3. Prior approval granted by the Deputy Commissioner/Competent Authority shall be submitted with the application for single plot layout approval.

4. Minimum distance from the road intersections,-

(a) For minor roads of width below 30m: 50m from the centre of the road intersection.

(b) For major roads of width of 30m and above:100m from the centre of the road intersection.

5. New petrol pumps shall be permitted on National Highway, State High way and Major district roads irrespective of the existing road width and it shall not be permitted on other roads of width below 12m subject to the allotment by Oil marketing companies (OMC) and approval by the Deputy Commissioner of the district.

24. Regulations for buildings within gramthana limits and existing built up areas.- (1)All proposed constructions within the core of Town (gramthana limits/Existing built up areas) shall comply with the following, namely:-

(i) Reconstruction:

(a)In case of reconstruction of buildings upto Ground+1 floor:

(i)No setbacks shall be insisted. However the front set back shall not be less than 1.2m and the dwelling units and habitable rooms shall comply with the Lighting and ventilation requirements specified in the building byelaws;

(ii)Rain water harvesting provisions in Building sites above 100 sqm as specified in the Building byelaws shall be indicated in the plans and in areas not specified in the Byelaws it shall be indicated in the Plan as specified in Annexure-I;

(iii)Solar assisted water heating systems as specified in the Building byelaws shall be indicated in the plans and in areas not specified in the Byelaws it shall be indicated in the Plan as specified in Annexure-II; and

(iv)Any means of access including private streets, lanes/by-lanes, pathways, Passage with easement rights shall be indicated as existing in the plan.

(b)In case of reconstruction of buildings above Ground+1floor the regulations 16 to 24 in Part-B of these regulations shall be applicable.

(ii)New constructions:

(a)For New constructions in Gramathana sub-regulation (i)(a) above shall be applicable; and

(b)For constructions in existing building sites beyond Gramathana the regulations 16 to 24 shall be applicable.

(2) Whenever Permissions are to be granted for upper floors of the existing buildings, the setbacks specified in these regulations may be considered at the lowest floor level at which the additional constructions are to be permitted, subject to the submission of the structural stability certificate from the registered structural engineer.

25. Areas under special control.-

(1) Areas in the vicinity of airports:

(a) No objection certificates from the Airport authority of India in case of areas in the vicinity of airports shall be submitted by the applicant prior to granting technical approval of building plan.

(b) Height limitations in the vicinity of Aerodromes:

Sl. no	Limits of distance from the Aerodromes point measured horizontally to Buildings/ structures or installations	Difference between the elevation of the top of the buildings /structures or installations and the elevation of the Aerodromes(Aerodrome reference point).
(i)	**International Civil Air-ports and their alternates:**	
	Between 8534 M and 22224 M	Less than 152 m
	Between 7315 M and 8534 M	Less than 122 m
	Between 6096 M and 7315 M	Less than 91 m
	Between 4877 M and 6096 M	Less than 61 m
	Between 4267 M and 4877 M	Less than 49 m
	Between 3658 M and 4267 M	Less than 37 m
	Between 3048 M and 3658 M	Less than 24 m
	Between 2438 M and 3048 M	Less than 12 m
	Below 2438 M	Nil except with the prior concurrence of the Local Aerodrome Authorities.
(ii)	**Other Civil Air-Ports and Civil Aerodromes**	
	Between 7925 M and 22324 M	Less than 152 m
	Between 6706 M and 7925 M	Less than 122 m
	Between 6486 M and 6706 M	Less than 91 m
	Between 4267 M and 6486 M	Less than 61 m
	Between 3658 M and 4267 M	Less than 49 m
	Between 3048 M and 3658 M	Less than 37 m
	Between 2438 M and 3048 M	Less than 24 m
	Between 1829 M and 2438 M	Less than 12 m
	Between 1829 M and below	Nil except with the prior concurrence of the Local Aerodrome Authorities.

(2) Areas in Coastal Regulation Zones:

(a) In case of areas falling within the Coastal regulation zones notified by

Forest Environment and Climate Change, Government of India Notification dated: 18.01.2019, No objection certificates from the Coastal Regulation authority shall be submitted by the applicant prior to granting technical approval of building plan.

(b) The regulations notified in the Ministry of Forest Environment and Climate Change, Government of India Notification dated: 18.01.2019 and any subsequent amendments shall be applicable in the Coastal Regulations Zone.

(3) In areas notified as protected monuments and precincts: No objection certificates or permission from the competent authority of Archaeological Survey of India (ASI)/State Archaeology Department(SAD) in case of areas falling in prohibited/regulated areas around protected monuments and precincts as notified by ASI/SAD shall be submitted by the applicant prior to granting technical approval of building plan.

(4) Prohibited area: Every area, beginning at the outer limits of the protected monument and extending to a distance of one hundred meters in all directions in case of Department of Archaeology and Museums, Government of Karnataka and ASI, Government of India protected monuments or an area more than one hundred meters as notified under the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010.

(5) Regulated area: Every area, beginning at the limit of prohibited area in respect of every ancient monument and archaeological site and remains, extending to a distance of two hundred meters in all directions in case of Department of Archaeology, Museums and Heritage, Government of Karnataka and ASI, Government of India protected monuments or an area more than two hundred meters which is notified under the Ancient Monuments and Archaeological Sites and Remains Act, 2010.

(6) Regulations:

(i) Prohibited area: The 'Heritage byelaws' notified under the provisions of the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010 in respect of the protected monument and protected area shall mutatis mutandis apply. However in the absence of such byelaws the Local Authority may permit any construction within the prohibited area subject to the approval or production of No Objection Certificate from Archaeological Survey of India under the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010 or from the Department of Archaeology, Museums and Heritage, Government of Karnataka as the case may be.

(ii) Regulated area: The 'Heritage bye-laws' notified under the provisions of the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010 in respect of the protected monument and protected area shall mutatis mutandis apply. However in the absence of such byelaws the Local Authority may permit any construction within the Regulated area, subject to approval or production of No Objection Certificate from Archaeological Survey of India under the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010 or from the Department of Archaeology, Museums and Heritage, Government of Karnataka as the case may be.

Note: Any subsequent amendments to the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010

regarding the Prohibited area and regulated areas shall mutatis mutandis apply from the date of such notification.

(7) Natural Areas: No development shall be permitted in Eco-Sensitive areas like river beds, tank bed areas, rocky outcrops, hillocks and forest areas.

(8) Eco Sensitive zones: In case of Eco sensitive Zones declared or Notified under the Environment (Protection) Act, 1986 (Central Act 29 of 1986) permission shall be accorded as approved by the Competent Authority or Committee designated under such notification.

26.Permission for construction of buildings.- (1) Any person who intends to take construction of building shall apply for sanction to the Local Authority concerned in the form prescribed by the Local authority.

(2) The Local authority shall forward the proposal to the subordinate officer authorised by the Director in

Form XIV seeking the technical opinion under these regulations for sanctioning building plan approval.

(3) The Subordinate officer authorised by the Director shall verify the plans. If the proposal is in conformity with these regulations Subordinate officer authorised by the Director shall issue the scrutiny fee notice in the

Form-XV and such fee shall be levied as under or as subsequently notified from the Government from time to time,-

Sl.no	Area	Rate per sqm of built up area			
		Residential	**Industrial**	**Commercial**	**Others**
1.	Urban and Rural local body jurisdiction	1.00/m²	2.00/m²	4.00/m²	1.00/m²

Note: 1.Other uses include charitable, religious and philanthropic institutions of non-profit nature such as old age homes, destitute homes and child care centres, as the case may be and certified by the Deputy Commissioners of concerned districts to be of non-profit nature.

2. Educational institutions, health institutions and any other public and semi public buildings run by private individuals and institutions are to be treated as commercial uses except those specified in Note-1.

3. Stilt and basement areas are to be reckoned for calculation of built up area for levy of fee in the table above.

4. In case of mixed use buildings permitted in accordance with these regulations, the fee shall be calculated at the rates applicable for such use separately.

(4) On receipt of fee the Subordinate officer authorised by the Director shall furnish technical opinion for according building plan approval in

Form-XVI (5) The Local Authority shall establish an end to end online building plan approval process within one year from the date of notifying these regulations.

27. No objection certificates from the competent authorities.- No Objection Certificates shall be submitted by the applicant, wherever applicable, prior to sanction of building plan approval, issued by the following authorities, namely:-

(i) Airports Authority of India;

(ii) Karnataka Pollution Control Board, MoEF, Competent authority or committee notified for Eco sensitive zones;

(iii) Deputy Commissioner in case of Cinema theatres and Multiplex under the Karnataka Cinema Regulation Act;

(iv)Coastal Regulation Authority;

(v) Archaeological Survey of India; State Archaeology Department;

(vi)Fire Services Department for buildings of height 15 m or above and for such other buildings/special buildings referred to in Part 4-Fire and Life Safety of the NBC-2016;

(vii)In case of buildings or building complex that have a connected load of 100 KW or greater or a contract demand of 120 KVA or greater and are intended to be used for commercial purposes No objection Certificate with respect to the compliance with the Code, for electrical installation shall be obtained from the State Electrical inspectorate;

(viii)Deputy Commissioner in case of religious building in accordance with the directions in the Circular No.RD:65:Mu.Aa.Bi: 2001 Dated: 24.12.2001; and

(ix) Indian railways.

Note: In case of religious buildings and buildings for schools and colleges the directions in the circular UDD: 237: BEMAPRA: 2009 Dated: 19.09.2009, shall be applicable.

28. Permission for erection of Telecommunication towers.- Permission shall be granted by the Urban local authority in accordance withthe Bruhat Bengaluru Mahanagara Palike and Karnataka Municipal Corporations Telecommunication Infrastructure and Underground Optical Fibre Cable Rules and Bye-laws and the Karnataka Municipalities Telecommunication Infrastructure and Underground Optical Fibre Cable Rules and Bye-laws in the urban local authority jurisdiction and in other areas shall be regulated as specified in Annexure-III.

29. Compliance of Karnataka Energy Conservation Building Code.- The permissions shall be granted by the Local Authority in accordance with the Karnataka Energy Conservation Building code (KECBC) 2018, as modified from time to time and the Karnataka Energy Conservation Building Code (KECBC) Rules, 2018, as modified from time to time and incorporated in the building byelaws. In the areas which are not specified in the bye-laws the provisions in Annexure-IV will be complied with.

30.Interpretation of the regulations.- For any doubts that may arise in interpretation of these regulations, the Director of Town and Country Planning shall be consulted and the decision by the Director of Town and Country Planning shall be final.

31. Consequences of notification of these regulations.- (1)On commencement of these regulations, the directions issued in the following circulars shall cease to apply in the areas beyond Local

Planning Areas, namely:- (1) UDD: 112: BEM RU PRA 2005, Dated: 26.05.2005;

(2) UDD: 599: MY AA PRA 2012, Dated: 3.12.2012;

(3) UDD: 08: TTP: 2013, Dated: 24.05.2014; and

(4) RDPR Guidelines No: Gra Aa Pa: 86: Gra Pam Aa: 2014 Dated 11.11.2014.

(2) Nothing in sub-regulation (1) shall effect the previous operation of the said circular directions or guidelines.

(3) Any errors or omissions or commissions in the approvals granted prior to these regulations shall be rectified in accordance to the regulation applicable at the time of granting such approval.

(4) Anything done or any action taken in accordance with such directions shall continue to be enforced until superseded by anything done or any action taken under these regulations.

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

(LATHA.K)
Under Secretary to Government,
(Development Authorities and NaYoSe),
Urban Development Department.

FORM-I

(see regulation 4(1))

Application for Sanction of Single plot or Sub-division of plot or Lay-out

Date of submission		D	D	M	M	Y			
A. ADDRESS AND DETAILS OF THE APPLICANT									
1.	Name								
2.	Father's Name/Husband's Name								
3.	Door No./Flat No.								
4.	Road/Street								
5.	Locality								
6.	City		PIN						
7.	District								
8.	State								
9.	Phone / Mobile No.								
10.	e-mail ID								
11.	Photo								
B. LOCATION & DETAILS OF THE PROPOSED LAYOUT									
12.	Type of development proposed (As per regulation 3)								
13.	Total extent of Layout under consideration								
14.	Survey No(s) with extent								
15.	Village								
16.	Hobli								
17.	Taluk								
C. LAND DETAILS under regulation 4(1)(a)									
18.	Latest extract of Record of Rights and Tenancy						Yes/No		

3318 , 19 2025

	Certificate (RTC) issued by the Revenue Department
19.	Photo copy of the Sale Deed executed or any document declaring the ownership
20.	Latest extract of the mutation register
21.	Photo copy of latest Encumbrance Certificate
22.	Atlas / PT sheet of the plot or of the "combine more survey numbers are included indicating details under regulation 6(1)(a)(v) the competent authority of the Revenue Department
23.	Photo copy of the order for diversion of the pl Agricultural purposes issued by the competent authority of the Revenue Departme
24.	An irrevocable registered joint agreement by the owners, in case the appli many amalgamated original plot(s) having ab
D. PLANS	

25.	A soft and hard copy of the site plan under R indicating topographical and cadastral surv area including contour at half a metre inte natural features, physical features such as tr High Tension lines, built areas if any, abut Tanks or ponds and railway lines in the vicin
26.	Sub-division plan/Layout plan / single plot pl Regulation4(1)(c)
27.	Infrastructure plan under Regulation 4(1)(d)
F	**Others** (under regulation 4(1)(f))
28.	Whether the Plot(s) abuts Railway Property
29.	Whether the Plot(s) lies in the prohibited and regulated areas of the monuments declared un Monuments and Archaeological Sites and Re The Karnataka ancient and historical monume archaeological sites and remains act, 1961; C Zone; Vicinity of Airports.
30.	Photographs of the Plot(s) with geo-tag
31.	Notarised self declaration that the pl

¨sÁUÀ 4J , 19 2025

	included in the acquisition proceeding
32.	Notarized affidavit in case of approval fo plot for upto four dwelling units only regulation 4(1) (f)(iv)
33.	Notarized affidavit in case of site plan regulation 4(b)(ii)(b) wherever applicable is
34.	Photo identity of the person, applyi sanction(not applicable in c authorities, Karnataka Housing Board, Kar Area Development Board, Stat Central Government Department Boards and Corporations cons respective statutes and owned by the central Government)
G	Details of the **SCRUTINY FEE** paid under regulation 5

It is hereby certified that the information furnished in the application and in the enclosed documents are correct to the best of my knowledge.

Place:

Date: **Signature of the Applicant(s) ----------**

ACKNOWLEDGEMENT

1.Received from Shri/Smt..... (Address),

application dated ..... for sanction of layout/ sub-division plan for the plot(s) bearing Survey No. ..... of .....Village, ... Taluk.

2.The application will be processed according to the KTCP Act 1961 and The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025 and will be intimated accordingly within60days from the date of receipt of your application.

3.Meanwhile, the applicant is hereby informed not to take up any development works in the plot(s) sought for approval.

Office seal

(Signature and Designation)

3320 , 19 2025 **¨sÁUÀ 4J**

FORM-II

(See regulation 8(1))

To,
ADTCP
.....

Subject: Sanction of Provisional Single plot/ Layout/Sub-division Plan for.....purpose in plot(s)bearing Sy.No(s).....of.....Village.....Hobli, ...Taluk under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 .

Reference: Application in Form-I submitted by the applicant Shri/Smt....., dated:

The application under reference is forwarded herewith along with the documents for Provisional approval of single plot/layout/Sub division plan under the KTCP Act, 1961 and The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025.

Chief Officer ……TMC

or

The Panchayath Development Officer

.....Grama Panchayath

FORM-III

(see regulation 8(6))

Notice for recovery of Fee

Notice, under Section 4-K(6) of the Karnataka Town and Country Planning Act, 1961, is hereby given to Sri/ Smt/ .....the applicant, to pay fee of Rs.....only(in words only) within ..... days from the date of receipt of this notice for grant of permission for development of land at .....

Director/ Addl. Director/
Joint Director/ Assistant Director
Office seal

FORM –IV

(see regulation 9(1))

Technical approval of Single Plot Layout/Sub-division/Layout Plan to demarcate and set it out on ground.

Sub: Sanction of Provisional Single Plot Layout/Sub-division/Layout Plan for.....purpose in plot(s)bearing Sy.No(s).....of..... Village..... Hobli,..... Taluk to demarcate and set-it-out on ground. **Ref:** (1) Application dated .....

On receipt of the application cited in reference (1) above, Technical approval for demarcation of Single Plot Layout/Sub-division/Layout Plan for ..... purpose in plot(s) bearing Sy.No(s) ..... of ..... Village..... Hobli, ... Taluk under section **4-K** of the Karnataka Town and Country Planning Act, 1961, read with the The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 is hereby accorded to demarcate and set-it-out on ground subject to the following conditions, viz.-

(1)Technically approved Single Plot/Sub-division/Layout Plan is only to demarcate and set on ground;

(2)Development works in the plot(s) shall not be carried out by the applicant unless an express sanction is obtained ~~by~~ from the Local Authority under regulation -9(2)(b)

(3)Building sites or any part of the Single plot/ layout/sub-division plan is not fit for allotment or sale or registration;

(4)Technically approved Single plot/layout/sub-division plan shall be set-out on ground and specified markers at the corners of the Residential and Non- Residential Site blocks shall be fixed and painted;

(5)The Applicant shall prepare a draft demarcated or as-set-out plan drawn to a scale duly signed, along with the co-ordinates of the areas earmarked for Parks and Open spaces, Civic Amenities, Public Utilities, Roads/Streets, Vehicle Parking, as the case may be, and also Residential and Non- Residential Site blocks with reference to the continuously operating reference station (CORS), wherever available;

(6) After completion of demarcation and setting out the plan on ground, the Applicant shall notify, the ADTCP , to carryout inspection;

(7)..... (Such other conditions).

(8)A copy of the Technically approved single plot/ layout/ sub division plan for demarcation is enclosed with this order.

ADTCP/ JDTCP/Addl. DTCP/DTCP

.....

Office Seal

To,

The Applicant,
Address.....

Copy to.-

The Jurisdictional Tahasildar, for information with a copy of the provisionally approved Layout/Sub-division plan and discrepancies if any, found with regard to depiction of Phot Kharab ‘A’ and ‘B’ in the layout/sub-division plan shall be

intimated back to the **ADTCP** within fifteen days from the date of receipt of such plan.

FORM –V

(see regulation 9(1))

Technical approval of Single plot/layout/Sub-division Plan for Development purpose.

Sub: Technical approval of Single plot/layout/Sub-division Plan for.....purpose in plot(s) bearing Sy.No (s).....of..... Village..... Hobli, Taluk, to carry out development works.

Ref: 1.Application dated.....

2. Technical approval of Single plot/ layout/Subdivision plan for demarcation Order No: ……. dated…….

3. Intimation from the applicant regarding demarcation of the Single plot/ layout/Sub division plan in letter No..... Dated.....

4. Receipt of fee under regulation 8(6) for Rs..... (Receipt No..... Dated.....)

On receipt of the application cited in reference (1) above, the application has been verified and the stipulated fee under regulation 8(6) has been collected from the applicant vide receipt under reference-(4). Technical approval for Single plot/Sub-division/Layout Plan for..... purpose in plot(s) bearing Sy.No(s).....of.....Village.....Hobli……. .....Taluk under regulation.... of the Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025 was accorded to demarcate and set-it-out on ground in letter cited in reference (2) above.

The applicant has demarcated and set on ground the Single plot/Sub-division/Layout Plan and has fixed the specified markers have been fixed and painted. The Applicant has submitted the demarcated plan and intimated this office to inspect the demarcated Single plot/Sub-division/Layout. Now on inspecting and verifying the Demarcated Single plot/Sub-division/Layout technical approval for according provisional sanction of Single plot/ Layout/Sub-division plan for ……..purpose in plot(s) bearing Sy.No(s)…….of.....Village..... Hobli.....Taluk under regulation 9(2) is hereby accorded to carry out development works subject to the following conditions, viz.-

1)The Local authority prior to granting provisional approval obtain the registered relinquishment deed from the applicant for the areas demarcated and reserved for Roads/Streets, Parks, Vehicle Parking, Civic amenity areas and applicable Public utility areas to the Local Authority free of cost without claiming any compensation and the registered mortgage deed of all the corner sites and un release intermediate sites in the layout to the local authority

2)The technical approval for sanction of provisional layout/subdivision plan as set-out on ground is issued for carrying out development works and shall be developed as specified under these regulations;

3)Building sites or any part of the layout/sub-division plan technically approved to carry

out development works except the 40 percent sites marked to be released herewith, is not fit for allotment or sale or registration; The building site in the single plot under regulation 9(1)(i)(a) shall be released for development of building.

4)Specified markers fixed and depicting the Residential and Non- Residential Building Sites shall not be altered without prior approval from the Director or his sub ordinate officer as the case may be.

5)On completion of all development works and obtaining the completion certificate from the Concerned Authority or Agency or Department including the development of parks and civic amenity sites the applicant shall submit an application for final sanction of Single plot /layout/sub-division plan within the time limit specified under The Karnataka Town and Country

Planning (Development of Land in areas other than Local Planning Areas)

Regulations,2025

6) .....(such other conditions)

Three (3) Copies of the technically approved Single plot/layout/sub-division plan

for according provisional sanction are hereby enclosed for further necessary

action.

Director/ Addl director/Joint Director/Assistant Director

Office Seal

To,

(1)Jurisdictional Chief Officer/PDO of the Local Authority.

Copy, with a plan for necessary action with regard to development works,

to:

(1)The Applicant, Address…..

FORM –VI

(see regulation 9(1))

Sanction of Single plot for Development of Building

Sub: Sanction of Single plot for.....purpose in plot(s) bearing Sy.No (s).....of..... Village..... Hobli..... Taluk to carry out development of Building .

Ref: 1.Application dated.....

2. Receipt of fee under regulation 8(6) for Rs..... (Receipt No..... Dated.....)

3. **Technical approval of Single plot** for demarcation Order No: ……. dated…….

4. Intimation from the applicant regarding demarcation of the Single plot in letter No..... Dated.....

5. **Technical approval of Single plot** for development Order No: ……. dated…….

On receipt of the application cited in reference (1) above, the application has been verified and the stipulated fee under regulation 8(6) has been collected from the applicant vide receipt under reference-(2). The Sanction of Technical approval for Single plot for.....purpose in plot(s) bearing Sy.No(s) ..... of ..... Village ..... Hobli …….. Taluk under regulation 9(1) of the Karnataka Town and

Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 was accorded to demarcate and set-it-out on ground in letter cited in reference (3) above.

The applicant has demarcated and set on ground the Single plot/Sub-division/Layout Plan and has fixed the specified markers and painted and intimated the same in the letter under reference-(4).

The Director/ Addl director/Joint Director/Assistant Director has inspected and verified the demarcated single plot and accorded technical approval for the Single plot in

Form-V under reference(5) to accord Sanction of the single plot and release the building site for development

Hence Sanction of Single plot for.....purpose in plot(s) bearing Sy.No(s)…….....of.....Village.....Hobli .....Taluk under regulation 9(1)(i) (a) is hereby accorded and the building site is released for development subject to the following conditions, viz.-

(1) The Residential / Non residential Building site, as the case may be, sanctioned finally under this order is fit for sale/ registration;

Type	**Dimension of building site**	**Extent of building site in Sqm**	**Schedule**			
			North	South	East	West
1.Residential /Non-residential Building						

(2).....(such other conditions)

Three (3) Copies of the approved Single plot are hereby enclosed for reference.

Jurisdictional Chief Officer/PDO of the Local Authority.

Office Seal To,

The Applicant, Address.....

Copy, with a plan for information.-

Director/ Addl director/Joint Director/Assistant Director

3326 , 19 2025 **¨sÁUÀ 4J**

FORM –VII

(see regulation 9(2))

Sanction of Provisional Single plot/ layout/Sub-division Plan for Development purpose

Sub: Sanction of Provisional Single plot/ layout/Sub-division Plan for.....purpose in plot(s) bearing Sy.No (s).....of..... Village..... Hobli..... Taluk, to carry out development works. **Ref:** 1.Application dated.....

2. **Technical approval of Single plot/layout**/Subdivision plan for demarcation Order No: ……. dated…….

3. Application dated.....

4. Technical approval of Single plot/ layout/Sub-division Plan for Development purpose in Form-V

On receipt of the application cited in reference (1) above, The Sanction of Technical approval for Single plot/ Layout Plan /Sub-division for.....purpose in plot(s) bearing Sy.No(s).....of.....Village.....Hobli……..Taluk under regulation 9(1) of the Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025 was accorded to demarcate and set-it-out on ground in letter cited in reference (2) above.

The Director/ Addl director/Joint Director/Assistant Director has accorded technical approval for the Single plot/Layout Plan/ Sub-division in

Form-V under reference (4) to accord provisional Sanction of the Single plot/ layout/Sub-division Plan to take up development works.

The applicant now in letter cited in reference (3) above, has submitted the Registered relinquishment deed, wherein the applicant has relinquished the areas under Roads/Streets, Parks, Public Utility areas, Vehicle Parking, any other infrastructure facility (as the case may be) Civic amenity areas to the Local Authority through registered relinquishment deed free of cost without claiming any compensation and has executed the registered mortgage deed of all the corner sites and un release intermediate sites in the layout to the local authority.

Hence Sanction of Provisional Single plot/ Layout/Sub-division plan

for.....purpose in plot(s) bearing
¨sÁUÀ 4J , 19 2025 **3327**

Sy.No(s).....of.....Village.....Hobli .....Taluk und
regulation 9(2) is hereby accorded to carry out development works subject to the following conditions, viz.-

(1)sanctioned provisional single plot/layout/subdivision plan as set-out on ground is hereby issued for carrying out development works and shall be developed as specified under these regulations;

(2)The Landuse Analysis of the layout / subdivision Plan is as shown below.

Sl.no	Landuse	Area in sqm	Percentage
1	Residential/commercial		
2	Parks and open spaces		
3	Civic amenities		
4	parking		
5	Utilities		
6	Roads		
	Total		

(3)Building sites or any part of the layout/sub-division plan sanctioned provisionally to carry out development works except 40 percent sites released herewith, is not fit for allotment or sale or registration;

Type	**Dimension in metre**	**Building Site numbers**	**Total number s**
1. Residential Building Sites			
2.Non-residential Building Sites			
a. Commercial			

b. Industrial			
Total			

(4)Specified markers fixed and depicting the Residential and Non- Residential Building Sites shall not be altered without prior approval from the Director or his sub ordinate officer as the case may be;

(5)On completion of all development works and obtaining the completion certificate from the Concerned Authority or Agency or Department including the development of parks and civic amenity sites the applicant shall submit an application for final sanction of layout/sub-division plan within the time limit specified under the Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025

(6) .....(such other conditions)

Three (3) Copies of the technically approved Single plot/ layout/ sub-division plan are hereby enclosed for reference.

Jurisdictional Chief Officer/PDO of the Local Authority.

Office Seal To,

The Applicant, Address.....

Copy, with a plan for necessary action with regard to development works, to: 1)Jurisdictional officer of Panchayatraj Engineering Department for civil works (wherever plot(s) falls in Gram Panchayat limits).

2)Jurisdictional officer of BWSSB/KUWSSB/Panchayatraj Water supply and Sanitation Department for water supply and underground drainage works. 3)Jurisdictional officer of ESCOM'S for electrification work.

4)Jurisdictional officer ofKSPCB for issue of CFE and CFO wherever applicable.

Copy, with a plan for information.-

Director/ Addl director/Joint Director/Assistant Director

FORM – VIII

***(*see regulation 9(2))**

DEED OF RELINQUISHMENT

This Deed of Relinquishment is made and executed on this Day of ……. (Date) at……by and between:

Sri/Smt. …….. .

…….. ……

…….. ……

(Hereinafter referred to as the **'Releasor'** of the schedule property, and shall unless repugnant to the context or meaning thereof would include its office bearers, members, successors–in–interest of such members, representatives and assigns)

And Chief Officer ……TMC/ TP

or

The Panchayath Development Officer ……..Grama Panchayath

(Hereinafter referred to as the **'Releasee'** of the schedule property, and shall unless repugnant to the context or meaning thereof would include its statutory successors assigns)

The RELEASOR and the RELEASEE shall be referred to individually as "**Party**" and together as "**Parties**" as the context may require.

The Releasor had applied for Layout approval for property bearing Sy.No ……of extent ….Acres ……Gunta situated at ……village of ……Hobli……Taluk……District. The Layout Plan has been Technically approved in the above mentioned property by the Director / Addl. Director/ Joint Director/ Assistant Director of Town and Country Planning vide order No: ……., dated: …….. and the RELEASOR has developed the Layout as per the approved plan.

The extent of land reserved for Park & Open Space, Road(s)/streets, Public utilities, and Civic Amenity site and wherever applicable Parking space and utilities, as per the Layout/Sub division plan technically approved by the Director / Addl. Director/ Joint Director/ Assistant Director of Town and Country Planning including installations and fixtures, has to be relinquished free of cost without claiming any compensation Hence this deed.

NOW THIS DEED WITHNESSETH that pursuant to the above in respect to the said property the RELEASOR hereby agrees to release all his/her title, rights and interest over the schedule property in favour of RELEASEE, along with all

rights, liberties, privileges, appurtenant, unto in favour of RELEASEE unconditionally, unequivocally, and absolutely to all intents and purposes, and to the exclusion of the RELEASOR and all other persons claiming under them.

The RELEASOR hereby relinquish the following schedule property including installations and fixtures to Chief Officer -……. TMC/TP or Panchayat

Development Officer -……. Grama Panchayath and handed over the same.

SCHEDULE OF THE PROPERTY

Item 1: Parks

In the Layout approved under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025

by the Director / Addl. Director/ Joint Director/ Assistant Director of Town and Country Planning which is developed by the RELEASOR, an extent of ……Sq.m. (……in words……) is been reserved for Parks forming part of the Layout/ subdivision plan and the boundary is as given below ;

East - ……..

West - ……..

North - ……..

South - ……..

Item 2: Area Reserved for Road(s)/Street(s)

An extent of ……Sq.m. (……in words…) is been reserved for Road(s)/Street(s) forming part of the Layout/subdivision plan.

Item 3: Civic Amenity Site(s):

In the Layout approved under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 by the Director / Addl. Director/ Joint Director/ Assistant Director of Town and Country Planning which is developed by the RELEASOR, an extent of ……Sq.m. (……in words……) is been reserved for Civic Amenity Site(s) forming part of the Layout/subdivision plan and the boundary is as given below ;

East - ……..

West - ……..

North - ……..

South - ……..

Item 4: Area Reserved for Parking Space and area for Public Utilities (wherever applicable)

In the Layout approved under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 which is developed by the RELEASOR, an extent of ……Sq.m. (in words……) is been reserved for Parking space and area for Utilities forming part of the Layout/ subdivision plan and the boundary is as given below ;

a.Parking space

East - ……..

West - ……..

North - ……..

South - ……..

b.Area for Utilities

East - ……..

West - ……..

North - ……..

South - ……..

IN WITNESS WHEREOF the parties to this deed have read over the contents of this deed and after having duly verified and understood the same, have affixed their respective signatures to this deed on the day, month and year mentioned herein above in the presence of the following witnesses at……..

Witnesses: 1.

2. **Releasor**.

Releasee.

On behalf of the Hon'ble Governor of Karnataka

FORM –IX
(see regulation 9(2))
MORTGAGE-DEED

This deed of Mortgage is executed on _____ day of _____ month of _____ year by Sri./Smt._____, S/o./ W/o._____, occupation_____, and aged _____years, residing at_____ _____. herein after called the MORTGAGOR.**1**

In favour of Chief Officer - ……TMC or The Panchayath Development Officer - ……..Grama Panchayath. Herein referred to as the MORTGAGEE.**2**

Whereas, the term Mortgagor and Mortgagee, unless repugnant to the context shall mean and include their representatives heirs, successors, executors, administrators, trustees, legal representatives and assigns.

Whereas, the Mortgagor herein, is the sole and absolute owner of immovable property **bearing** survey No._____ situated at more fully described in the schedule hereunder written and herein after called the scheduled property.

Whereas, the Mortgagor is the absolute owner, having acquired the property, by _____**3**and since then Mortgagor has been in possession and enjoyment of the schedule property and paying taxes and levies thereon, as sole and absolute owner thereof.

Whereas the Mortgagor is desirous of developing a residential layout in the schedule property and is seeking sanction under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 from the Director/Addl Director/ Joint Director/ Assistant Director of Town and Country Planning in the schedule property more fully described in the schedule hereunder written.

Whereas, the Mortgagor as required under regulation 9(2) has to mortgage all the corner sites and intermediate unreleased sites in the proposed residential layout. Hence the Mortgagor here by mortgages all the corner sites and

intermediate unreleased sites bearing site NO..... in the layout to be developed in the schedule property more fully described in the schedule hereunder written.

NOW THIS DEED WITNESSETH that pursuant to the said agreement. He the Mortgagor hereby covenants with the Mortgagee that he will complete all the developments in the residential layout within four years from the date of sanction of provisional layout plan for development purpose.

And this deed further witnesseth that in consideration aforesaid, the Mortgagor hereby mortgage all the corner sites and unreleased sites bearing site NO. ..... in the layout to be developed in the schedule property more fully described in the schedule hereunder written, as a security for development of the residential layout in all respects. The Mortgagee will redeem all the corner sites and unreleased intermediate sites bearing site NO..... in the layout from the mortgage security only after the developments are completed in all respects within the period specified The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025 and shall execute a deed of Release but at the costs of the Mortgagor.

And it is further agreed and declared by the Mortgagor that in the event the development works are not completed within the period The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025 (the date to be specified) the corner sites and the and intermediate unreleased sites mortgaged herewith shall be forfeited to the MORTGAGEE.

And it is further agreed and declared by the Mortgagor that after forfeiting the mortgaged sites the MORTGAGEE shall have the liberty to dispose of the sites and also be liable to pay and shall pay all the costs, charges and expenses that the Mortgagee will incur for the corner sites and unreleased intermediate sites.

SCHEDULE PROPERTY

All the piece and parcel of the land included in the provisionally sanctioned layout plan of extent (total extent SY. NO. wise) _____ Hectare (Acre-Gunta) in Sy.No(s).....of.....
Village..... Hobli,..... Taluk, _____ District.

(Mortgaged under this deed)

All the piece and parcel of immovable property i.e Corner sites and intermediate unreleased sites in the layout **bearing** site No._____
Measuring _____
Bounded by:-
On the East :
On the West :
On the South :
On the North :
(table showing all the corner site details shall be inserted)
Market value of the property mortgaged under this deed is Rs._____ (Rupees _____only).

¨sÁUÀ 4J , 19 2025 **3333**

The Stamp duty is exempted as per section ---------of the Karnataka Stamp Act, 1957.

IN WITNESS WHEREOF the Mortgagor has put his hand the day and year first hereunder written.

WITNESSES:

1. MORTGAGOR

2. MORTGAGEE

[**1***if the Mortgagor is represented by his agent such as guardian or general power of attorney holder or special power of attorney holder, then his full name, occupation, age, address and capacity under which he represents the Mortgagor shall be entered*]

[**2***if the Mortgagee is represented by his agent such as guardian or general power of attorney holder or special power of attorney holder, then his full name, occupation, age, address and capacity under which he represents the Mortgagee shall be entered*]

[**3***Described whether the ownership is acquired by inheritance or by partition of joint family property or by release or by gift or by settlement or by will (bequeath) or by sale deed executed by _____ registered as document No._____ of Book No._____, Volume No._____, Page No._____ in the office of the Registrar or Sub-Registrar*]

FORM – X

(see regulation 11(4))

Application for final approval of Single plot/Layout/Subdivision plan

To,

The Chief officer/PDO

..... Local body

Subject: Sanction of Final Single plot/Layout/Sub-division Plan for.....purpose in plot(s)bearing Sy.No(s).....of.....Village.....Hobli, ...Taluk under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025 .

Reference: Sanction of Provisional Single plot/layout/Sub-division Plan for carrying out development works dated ……..

I/we the undersigned hereby submit the application for Sanction of Final Single plot/ Layout/Sub-division Plan for.....purpose in plot(s) bearing Sy.No(s).....of.....Village.....Hobli.....Taluk under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025. I hereby submit the following documents and completion certificate issued by the following departments;

(1)As-built-plan of the Single plot/ Layout/subdivision as executed on ground

(2)Completion certificates obtained from the following agencies/Department

a.Jurisdictional Commissioner/Chief Officer of the Urban Local Authority for Civil works with development of Parks;

b.Jurisdictional PDO and Panchayatraj Engineering Department for civil works (wherever plot(s) falls in Gram Panchayat limits).

c.Jurisdictional Officer of BWSSB/KUWSSB/Panchayatraj Water supply and Sanitation Department for water supply and underground drainage works.

d.Jurisdictional ESCOM'S for electrification work.

e.Consent for Operation (CFO) from Jurisdictional officer of KSPCB, wherever applicable.

(3)Notarised affidavit under regulation 11(5) declaring the responsibility of maintaining the entire infrastructure works in good condition upto the end of the defects liability period.

Yours faithfully,

Applicant(s)

FORM-XI

(see regulation 11)

To,

ADTCP

.....

Subject: Technical approval for final sanction of Single plot/Layout/Sub-division Plan for.....purpose in plot(s)bearing Sy.No(s).....of.....Village.....Hobli, ...Taluk under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025 .

Reference: Application in Form-X submitted by the applicant
Shri/Smt..... dated:

The application under reference is forwarded herewith along with the the completion certificates obtained under regulation11(7) and As-built-plan for Final approval of layout under the KTCP Act, 1961 and The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025. The Applicant has carried out all development works in the layout including all infrastructure facilities and has obtained the certificate of completion of all development works from the concerned Authority/Agency/ Department which are enclosed herewith. Technical approval for sanction of the Final Layout is sought under regulation 12 of The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025.

Chief Officer ……TMC/ TP

or

The Panchayath Development Officer

.....Grama Panchayath

¨sÁUÀ 4J , 19 2025 **3335**

FORM –XII

(see regulation 12(2))

Technical approval for final sanction of the single plot/ layout/Sub-division Plan.

Sub: Final sanction of the Layout/Sub-division Plan for.....purpose in an Extent of _____ Hectares in plot(s) bearing Sy.No(s) .....of..... Village..... Hobli..... Taluk under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025

Ref: (1)Application dated.....

(2) Demarcation layout/Subdivision plan in Form-IV Order No: …….
dated…….

(3) Relinquishment deed in Form-VIII

(4) Application dated.....

(5)Provisional layout/Subdivision plan for development Order No:…….
dated…….

(6) Application dated.....

Form-XI, No…….Dated…..

On receipt of the application cited in reference (1) above, Technical approval for Sub-division/Layout Plan for.....purpose in plot(s) bearing

Sy.No(s).....of.....Village.....Hobli……..Taluk under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 was accorded to demarcate and set-it-out on ground in letter cited in reference (2) above.

Form-VIII, wherein the applicant has relinquished the installations and fixtures under Roads/Streets, Parks, Civic Amenity sites , Public Utility areas, Vehicle Parking, any other infrastructure facility (as the case may be) to the Local Authority through registered relinquishment deed free of cost without claiming any compensation, has executed the registered mortgage deed of all the corner sites and the unreleased intermediate sites in the layout to the Local authority.

The Sanction of Provisional Single plot/ Layout/Sub-division plan

for..... purpose in plot(s) bearing Sy.No(s)..... of.....Village.....Hobli.....Taluk under the Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025 was accorded to carry out development works in letter cited in reference (5) above.

3336 , 19 2025 **¨sÁUÀ 4J**

The applicant in letter cited in reference (6) above, has submitted that all development works have been completed. On receipt of the letter cited in reference (7) above, along with completion certificates and recommendations to grant technical approval for sanction of Final Single plot /Layout/Subdivision plan by the……Local authority, Technical approval for according Final sanction of Single plot/Layout/Sub-division plan for ..... purpose in

plot(s) bearing Sy.No(s).....of ..... Village..... Hobli .....Taluk under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025 is hereby accorded subject to the following conditions, viz.-

(1)The Landuse Analysis of the layout / subdivision Plan is as shown below.

Sl.no	Landuse	Area in sqm	Percentage
1	Residential/commercial		
2	Parks and open spaces		
3	Civic amenities		
4	parking		
5	Utilities		
6	Roads		
	Total		

(2) The Residential and Non residential Building sites, as the case may be, sanctioned finally under this order are fit for allotment/sale/ registration;

Type	**Dimension in metre**	**Building Site numbers**	**Total numbe**
1. Residential Building Sites			
2.Non-residential Building Sites			

a. Commercial			
b. Industrial			
Total			

(3) The Parks, Roads/Streets, utilities, Civic amenity site and Insta
the layout shall vest with the local authority;

(4) No further modification of the plan will be allowed except wherever the owner(s) of the Building site(s) desires to amalgamate or subdivide the building sites in the layout/Sub-division Plan as applicable under these regulations. The applicant shall obtain prior permission for such Amalgamation or Subdivision by the Director or the sub ordinate officer authorised by the Director as specified under regulation.....

(5) ..... (such other conditions)

Three copies of the technically approved Final Single plot /sub-division/layout plan for final sanction are enclosed with the order.

Director/ Addl director/Joint Director/Assistant Director **Office Seal**

To
The Jurisdictional Chief Officer/PDO of the Local Authority **Copy, with a plan,**
for information and necessary action to: (1)The Applicant,
Address……

FORM –XIII

(see regulation 12(2))

Final sanction of the single plot/ layout/Sub-division Plan.

Sub: Final sanction of the Layout/Sub-division Plan for.....purpose in an Extent of _____ Hectares in plot(s) bearing Sy.No(s) .....of..... Village..... Hobli..... Taluk under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025

Ref: (1)Application dated.....

(2) Demarcation layout/Subdivision plan in Form-IV Order No: ……. dated…….

(3) Relinquishment deed in Form-VIII

(4)Provisional layout/Subdivision plan for development Order No:……. dated…….

(5) Application dated.....

Form-XI, No…….Dated…..

(7) Technical approval for sanction of single plot/final layout/sub division plan in Form-XII

On receipt of the application cited in reference (1) above, Technical approval for ~~of~~ Sub-division/Layout Plan for.....purpose in plot(s)

bearing Sy.No(s).....of.....Village.....Hobli……..Taluk under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 was accorded to demarcate and set-it-out on ground in letter cited in reference (2) above.

Form-VIII, wherein the applicant has relinquished the installations and fixtures under Roads/Streets, Parks, Civic Amenity sites , Public Utility areas, Vehicle Parking, any other infrastructure facility (as the case may be) to the Local Authority through registered relinquishment deed free of cost without claiming any compensation, has executed the registered mortgage deed of all the corner sites and the unreleased intermediate sites in the layout to the Local authority.

The Sanction of Provisional Single plot/ Layout/Sub-division plan

for..... purpose in plot(s) bearing Sy.No(s)..... of.....Village.....Hobli.....Taluk under the Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025 was accorded to carry out development works in letter cited in reference (4) above.

The applicant in letter cited in reference (5) above, has submitted that all development works have been completed. On receipt of the letter cited in reference (6) above, along with completion certificates and recommendations to grant technical approval for sanction of Final Single plot /Layout/Subdivision plan by the……Local authority, Technical approval in

Form-XII for according Final sanction of Single plot/Layout/Sub-division plan for ..... purpose in plot(s) bearing Sy.No(s).....of ..... Village..... Hobli .....Taluk under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations,2025 has been accorded by the Director/ Addl Director/Joint Director/Assistant Director. Final sanction is hereby accorded subject to the following conditions, viz.-

¨sÁUÀ 4J , 19 2025 **3339**

(1)The Landuse Analysis of the layout / subdivision Plan is as shown below.

Sl.no	Landuse	Area in sqm	Percentage
1	Residential/commercial		
2	Parks and open spaces		
3	Civic amenities		
4	parking		
5	Utilities		
6	Roads		
	Total		

(2) The Residential and Non residential Building sites, as the case may be, sanctioned finally under this order are fit for allotment/sale/ registration;

Type	**Dimension in metre**	**Building Site numbers**	**Total numbers**
1. Residential Building Sites			
2.Non-residential Building Sites			
a. Commercial			
b. Industrial			
Total			

(3) The Parks, Roads/Streets, utilities, Civic amenity site and Installations in the layout shall vest with the local authority;

(4) No further modification of the plan will be allowed except wherever the owner(s) of the Building site(s) desires to amalgamate or subdivide the building sites in the layout/Sub-division Plan as applicable under these regulations. The applicant shall obtain prior permission for such

3340 , 19 2025 **¨sÁUÀ 4J**

Amalgamation or Subdivision by the Director or the sub ordinate officer authorised by the Director as specified under regulation.....

(5) ..... (such other conditions)

Three copies of the technically approved Final Single plot /sub-division/layout plan for final sanction are enclosed with the order.

The Jurisdictional Chief Officer/PDO of the Local Authority **Office Seal**

To

Copy, with a plan, for information and necessary action to:

(1)Director/Addl Director/Joint Director/Assistant Director (2)The Applicant, Address…..

(3)Jurisdictional Sub-Registrar, for registering the released building sites

FORM-XIV

(see regulation 26(2))

To,
ADTCP
.....

Subject: Sanction of building plan for.....purpose in building site bearing Khatha Number..... formed in the in the layout Sy.No(s).....of.....Village.....Hobli.....Taluk under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 .

Reference: Application submitted by the applicant Shri/Smt..... dated: .....

The application under reference is forwarded herewith along with the Plans for Technical opinion to sanction the building Plan in accordance with the Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025.

Chief Officer ……TMC

or

The Panchayath Development Officer

.....Grama Panchayath

FORM-XV

(see regulation 26(3))

Notice for recovery of Fee

Notice, under Section 4-K(6) of the Karnataka Town and Country Planning Act, 1961, is hereby given to Sri/ Smt/ .....the applicant, to pay fee of Rs.....only(in words only) within ..... days from the date of receipt of this notice for grant of technical opinion for sanction of building plan at .....

Assistant Director of Town and Country Planning

Office seal

FORM-XVI

(see regulation 26(4))

To,

The Jurisdictional Chief Officer/PDO of the Local Authority.

Subject: Sanction of building plan for.....purpose in building site bearing Khatha Number..... formed in the in the layout Sy.No(s).....of.....Village.....Hobli.....Taluk under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 .

Reference: 1.Application submitted in Form-IX by the .....Local Authority Dated:.....

2. Fee receipt No..... Dated ..... For an amount of Rs ..... (..... in words)

On receipt of the application under reference-(1) the building plans have been scrutinised and are found to be in compliance with the Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025.

The Applicant has paid the prescribed fee vide reference-(2). Hence Technical opinion to the Building plan for.....purpose in building site bearing Khatha Number..... formed in the in the layout Sy.No(s).....of.....Village.....Hobli.....Taluk under The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 is furnished and ..... copies of the building plans signed and sealed are forwarded to the.....Local authority for the issuance of building license.

Assistant Director of Town and Country Planning

Office seal

ANNEXURE-I

RAIN WATER HARVESTING

1. Rain water harvesting principle.- The harvesting of rainwater simply involves the collection of water from surfaces on which rain falls, and subsequently storing this water for use. The rainwater collected can be stored for direct use or can be recharged into the underground aquifers. In scientific terms water harvesting (broadly) refers to collection and storage of rainwater from the rooftops. This also restricts evaporation and seepage into building foundations. All buildings having a plot size of 100Sq.m or more, while submitting he building plans for sanction, shall mandatorily include the complete proposal of rainwater harvesting. A rainwater harvesting system consists of:

(i) roof catchment;

(ii) gutters;

(iii) down pipes;

(iv) rain water or Storm water drains;

(v) filter chamber;

(vi) storage Tanks or Pits or Sumps; and

(vii)Ground Water recharge structures like pit, trench, tube well or combination of above structure.

Rainwater Harvesting is a way to capture the rain runoff, store that water aboveground or charge the underground aquifers and use it later. This happens naturally in open rural areas. But in congested, over-paved metropolitan cities, there is a need to devise methods to capture the rain water. The rainwater that is incident on the surface or roof top is guided to bore wells or pits or new or old or abandoned wells through small diameter pipes to recharge the underground water which can be used later whenever required.

Rainwater can be harvested to the extent of 55,000liters per 100Sq. m area per year from rooftops.

2. Rainwater harvesting techniques.- There are two main techniques of rain water harvestings:

(a) Storage of rainwater on surface for future use; and

(b) Recharge to ground water.

3. Harvesting provisions in various Building categories.- All buildings in a city contribute to the rainwater runoff during the monsoon and hence such runoff can be harvested for water reuse or recharge.

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

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

(a) Open well of a minimum of 1.00m dia. and 6.00m in depth into which rainwater may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden, etc;

(b) Rainwater harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated up to a depth of at least 3.00m and refilled with stone aggregate and sand. The filtered rainwater may be channelled to the refilled pit for recharging the bore well;

(c) An impervious storage tank of required capacity may be constructed in the setback or other than, space and the rainwater may be channelled to the storage tank. The storage tank may be raised to a convenient height above the surface and shall always be provided with ventilating the surface and shall always be provided with ventilating covers and shall have draw off taps suitably place so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow;

(d) The surplus rainwater after storage may be recharged into ground through percolation pits, trenches, or combination of pits

and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20m width x 1.20m length x 2.00m to 2.50m depth. The trenches can be 0.60m width x 2.00m to 6.00m length x 1.50m to 2.00m depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be backfilled with filter media comprising the following materials. –

(i) 40 mm stone aggregate as bottom layer up to 50% of the depth;

(ii) 20 mm stone aggregate as lower middle layer up to 20% of the depth;

(iii) course sand as upper middle layer up to 20% of the depth; (iv) a thin layer of fine

sand as top layer;

(v) top 10% of the pits or trenches may 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;

(vi) brick masonry wall is to be constructed on the exposed surface of pits or trenches and the cement mortar plastered;

(vii) the depth of wall below ground shall be such that the wall prevents lose soil entering into pits or trenches. The projection of the wall above ground shall at least be 15 cm; and

(viii) perforated concrete slabs shall be provided on the pits or trenches.

(e). If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed land refilled with

course sand to allow percolation of rainwater into ground.

The terrace shall be connected to the open well or bore well or storage tank or recharge pit or trench by means of H.D.P.E. or P.V.C. pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchments, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net.

For the efficient discharge of rainwater, there shall be at least two rain water pipes of 100 mm dia for a roof area of 100Sq.mRainwater harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

4. Ground Water Recharge.- Recharging of ground water should be made mandatory not only for residential buildings but for all types of buildings, including Group Housing having a plot area more than 500Sq.m. and above. The Ground Water Recharge should also be mandatory for open spaces like parks, parking, and playgrounds.

5. Enforcement and Monitoring.- (a) The Local Authority shall constitute a **Rainwater Harvesting Cell** which may be responsible for enforcement and monitoring of the provisions of Rainwater Harvesting. The cell shall employ qualified persons who are well versed with the interpretation of Building Bye Laws and responsible for enforcement as well as monitoring the functioning of the Rainwater Harvesting System;

(b) The Local Authority shall include inspection of Rainwater Harvesting Structures before issuing Completion Certificates or NOCs for service connections to the property;

(c) Set an example in the city by ensuring that Rainwater is harvested in the properties assets owned by them including public buildings, markets, centers, parking spaces, roads and parks etc;

(d) The Local Authority shall also establish a mechanism to monitor 100% of RWH provisions in all the buildings above 1000 Sq.m. with annual physical verification, while buildings less than 1000 Sq.m.

can be monitored on the basis of 10% random survey by competent authority;

(e) With regard to open public spaces viz., Parks, playgrounds etc. the implementation of provision rainwater harvesting may be done with the help of Residents Welfare Associations, Community Building Organization and non- Governmental Organizations;

(f) The Local Authority shall ensure earmarking budgetary provision for

the creation and maintenance of rainwater harvesting structures in public spaces owned and maintained by them, like parking spaces, parks, etc.; and

(g) The practice of incentives and penalties to promote rain water harvesting shall be formulated by the local authority based on best practices. Local Authority shall design its own incentive and penalty systems, considering the water level and scarcity.

ANNEXURE-II.

SOLAR ENERGY UTILIZATION.

1. Roof Top Solar Energy Installations.- Roof top photovoltaic power station, or rooftop PV system, is a photovoltaic system that has its electricity-generating solar panels mounted on the rooftop of residential or commercial buildings. The various components of such a system include photovoltaic modules, mounting systems, cables, solar inverters and other electrical accessories. Rooftop PV systems are faster than other types of renewable power plants. They're clean, quiet, and visually unobtrusive.

The norms for Roof top Solar PV installation and generation for residential and non residential buildings exceeding a plot area of 1000 Sqm and applicable construction area above 2000 sqm shall be as follows and in compliance with the requirements notified by the Government.

Minimum 5% of the consumed electrical load(excluding the electrical load required for hot water generation, if applicable) or 7.75W/Sft(derived @12Sqm per 1KWP as suggested by the Ministry of New and Renewable energy) for " available roof space" whichever is less.

The estimated consumed power load (at the time of applying for building sanction), to derive the required Roof Top Solar installation, may be calculated as notified by the Government, provided that the owner/ developer submits an affidavit/undertaking that if the actual consumed load during operation is more than the estimated power load, the owner/ developer shall provide the required additional roof top solar PV installations as mentioned above. The promoter shall be responsible for the initial five years of operation and the owner/s shall be responsible for the remaining period of operation of the building.

Note: 'Available roof space' = 70% of total area of roof/terrace, considering 30% area reserved for residents' amenities.

If solar heating panels are erected on the roof, the same shall be part of the available roof space and the balance area (after deducting the area covered by solar water heating panels) shall only be considering for solar PV panels.

2. Installation of solar assisted water heating System in building:- No new building with plot area and construction area above 250 Sqm in which

there is a system of installation for supplying hot water shall be built unless the system of the installation is having an auxiliary solar assisted water heating system. Whenever hot water requirement is continuous, auxiliary Heating arrangement either with electric elements or oil of adequate capacity can be provided.

Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points wherever hot water is required. The building should also have a provision for continuous water supply to the solar water heating system. The building should also have open space on the rooftop, which receives direct sunlight. The load bearing capacity of the roof should at least be 50 kg/sq. All new buildings of above said categories

must complete installation of solar water heating systems before obtaining necessary licence to commence their business.

The capacity and specifications of the solar assisted water heating systems shall be as notified by the government.

Energy efficient alternate heating involving heat pumps etc. Or normal electric geysers may also be permitted for hot water generation, provided that additional solar PV installation is done in the building for the additional power consumed for operating such energy efficient hot water generating system / electric geysers, over and above the solar PV installation required to be provided as per clause -1 above. If the available roof space is not sufficient to provide the additional roof top solar PV installation equivalent to the additional power consumed for hot water generation, the shortfall shall be substituted through solar PV installations elsewhere in the plot or through " off site solar power generation."

Note: " off site solar power generation" means the solar power generated outside the plot by the owner/ developer or purchase of solar power from third party solar power generators through a power purchase agreement made between such agency and the owner / developer to purchase solar power equivalent to the shortfall of solar power generation within the plot. (required for the additional electric power consumed for hot water generation)

ANNEXURE-III

Restriction to erect Telecommunication Infrastructure Towers.

(1) Water Bodies: (i) No Telecommunication Infrastructure Tower shall be allowed in the bed of water bodies like river or nala and in the Full Tank Level (FTL) of any lake, pond, kunta lands. Unless and otherwise stated, the area and the Full Tank Level (FTL) of a Lake or Kunta shall be reckoned as measured and as certified by the Revenue/ Minor Irrigation/ Water Resources Department.

(ii) The buffer to be maintained from various water bodies including rivers, takns, Kuntas, Canals, Nalas, Storm Water Drains, for installation of Telecommunication Infrastructure Tower shall be as prescribed by Government from time to time.

(2) Railways: The distance between the Railway Property Boundary and the Telecommunication Infrastructure Tower shall be 30m as per Indian Railways Works Manual or as per no objection certificate given by the Railway Authorities.

(3) Electrical Lines: The Right -of-way widths recommended for Electrical lines of various Transmission Voltage are as indicated in the table below:-

(i) Right-of –way (ROW) for Electrical lines.-

Sl. No.	Transmission voltage	Width of the Right-of-way (ROW) in meters
01	11 kV	7.0
02	33 kV	15.0
03	66 kV	18.0
04	110 kV	22.0
05	132 kV	27.0
06	220 kV	35.0
07	400 kV	52.0

(ii) Distance of site from Electric Lines.- No Telecommunication Infrastructure Tower shall be allowed to be erected or re-erected or any additions or alterations made to Telecommunication Infrastructure Tower in a site within the distance quoted below in accordance with the current

Electricity Rules and its amendments from time to time between the building and any overhead electric supply line;

		Vertically in mtrs.	Horizontally in mtrs.
i	Low and medium voltage lines and service lines	2.5	1.2
ii	High voltage lines upto and including 33,000 V.	3.7	2.0
iii	Extra high voltage lines beyond 33000 V.	3.7 (plus 0.3m for every additional 33,000 V. or part thereof)	2.0 (plus 0.3m for every additional 33,000 V. or part thereof)

(4) In the reserved forest or forest areas: for erecting the Towers, NOC from the Forest Department shall be submitted.

(5) Heritage, Religious and Other Structures: (i) In case of Sites located within the distance up to 100meters from protected monuments as notified

under the Ancient Monuments and Archaeological sites and Remains Act 1958 (central Act 24 of 1958) or the Karnataka Ancient and Historical Monuments and Archaeological sites and Remains Act, 1961 (Karnataka Act 7 of 1962) no building or Telecommunication Infrastructure Tower is allowed;

(ii) For the Sites located within distance of above 100meters and up to 200meters from the protected monuments, the construction of one Telecommunication Infrastructure Tower is allowed only after obtaining prior permission from the concerned appropriate authority.

Provide that CoW/micro sites/IBS/Boosters etc may allowed with prior intimation to the **Chief officer/PDO**.

(iii) In case of Wall Mounted or Pole mounted Antenna, the antenna shall be mounted at least 5 meters above ground level or road level on flyovers.

ANNEXURE-IV

Karnataka Energy Conservation Building code (KECBC) Compliance requirements

1. Buildings or building complex that have a connected load of 100KW or greater or a contract demand of 120 KVA or greater and are intended to be used for commercial purposes must comply with the Karnataka Energy Conservation Building Code 2018 (hereinafter referred to as the said code) as modified from time to time:

Provided that, the buildings intended for private residential purposes only, are exempted for compliance.

2. Commercial building.- A building is classified as "Commercial", if it is used for any of the following purposes, namely:-

a) Hospitality: All hotels and resorts;

b) Educational: School, college, university and other educational Institutions;

c) Healthcare: Hospitals, Out-patient units and other health care units;

d) Shopping Complex: Shopping Malls, Stand-alone retails, Open-gallery malls and Super markets;

e) Business: Day-time use and 24 hour use business units; and f) Assembly: Multiplex, Theatre and buildings used for transport services.

3. The Provisions of the said code shall be applicable to the following building-systems, namely;-

a) Building envelope;

b) Mechanical systems and equipments, including heating, ventilating air-conditioning and service hot water heating:

c) Interior and Exterior lighting: and

d) Electric power, motors and renewable energy systems.

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4. The provisions of the said code shall not be applicable to plug loads, equipments and parts of buildings that use energy for manufacturing processes, unless otherwise specified in the said code.

5. The compliance of the energy performance of a building with the code, shall be ensured by the owner by following the mandatory requirements of the code and by following either prescriptive method, Building Envelope Trade-off method or whole building performance method, as specified in the code.

6. The compliance with the code shall be verified in the following stages, namely;-

a) Stage-1: at the time obtaining the construction permit from the local bodies;

b) Stage-2:at the time of obtaining construction completion or occupancy certificate from the local bodies; and

c) Stage-3:at the time of obtaining the electrical connection from DISCOMs

7. No objection Certificate with respect to the compliance with the Code, for electrical installation shall be obtained from the State Electrical inspectorate.

Note: This Annexure shall be read with the Karnataka Energy Conservation Building code (KECBC) 2018, as modified from time to time and the Karnataka Energy Conservation Building Code (KECBC) Rules, 2018, as modified from time to time.

PR-356

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