

BANGALORE METROPOLITAN REGION DEVELOPMENT AUTHORITY REGULATIONS, 1996

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BANGALORE METROPOLITAN REGION DEVELOPMENT AUTHORITY REGULATIONS, 1996

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

1. Title and commencement :-

(1) These regulation may be called the Bangalore Metropolitan Region Development Authority Regulations, 1996.

(2) They shall come into force at once.

2. Definitions :-

Unless the context otherwise requires.

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

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

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

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

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

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

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

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

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

(6) "Ground floor" means immediately above the level of the adjoining ground level on all sides or above the basement floor;

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

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

3. Grant of permission under Section 10 :-

The authority shall have regard to the provisions hereinafter provided, while granting permission under Section 10 to undertake development within the Bangalore Metropolitan Region: Provided that where any area within the Bangalore Metropolitan Region is declared to be a local planning area under the Karnataka Town and Country Planning Act, 1961, the authority shall while granting permission have regard to outline development plan, or comprehensive development plan published and the Zonal regulations made under that Act and the building regulations in force in the area.

4. Minimum Setbacks etc :-

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

5. Norms for Approval for Group Housing Plan :-

The following norms shall be adopted while approving the layout plan for group housing.

(i) The boundary roads if any must have a minimum width of 12 mtr.;

(ii) The F.A.R. should be considered with reference to the width of the public road abutting the property and the F.A.R. should be calculated after deducting the area reserved for parks, open spaces and civic amenities;

(iii) The set-backs should be provided with reference to depth and width of total plot area;

(iv) The coverage shall be with reference to total area of the layout;

(v) The distance between the buildings should be a minimum of half of the height of the tallest building;

(vi) 25% of the total area be reserved for Civic Amenities, parks and open spaces, subject to a minimum of 15% for parks and open space;

(vii) The means of access to the building blocks in the area of group housing shall be as follows.

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

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

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

7. Following shall be the parking requirements :-

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8. Set backs :-

1.

(a) The front and rear set backs shall be with reference to depth of the site;

(b) The left and right set backs shall be with reference to width of the site.

2. Where the building lines are fixed, in such cases the front set back or the building line which is higher of the two shall be considered as the set back to the building in the front.

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

4. In case of building facing more than two roads, in plot should be considered as corner plot taking two wider roads into consideration.

5. In case of sites facing roads both in front and rear, both the sides facing roads should be treated as front and other two sides not facing roads should be treated as right and the set backs be applied accordingly.

6. In case where the plinth of the building is not parallel to the

property line, the set backs shall not be less than the specified set backs at any given point on any side.

7. In case of buildings which are existing prior to coming into force of these regulations, upper floors may be permitted according to the existing set backs only, but limiting the F.A.R. and No. of floors according to the present regulations, subject to productions of foundation certificate by a registered engineer.

8. In case of irregular plots the set backs are to be calculated according to the depth or width at the points where the depths or widths are varying. Average set backs shall not be considered in such cases.

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

10. Set-backs should be provided in the owners plot, public, open space or conservancy should not be considered as set backs.

11. For garages no side or rear set-backs are to be insisted. One upper floor not exceeding 3m in height shall be permitted provided no openings are provided towards neighbouring buildings and at least one opening for light and ventilation is provided towards the owners property.

12. Where lumber room is proposed in a portion of garage, the length of garage shall not exceed $\frac{1}{3}$ of the length of the site but not more than 6 mts. in any case in such case. In the depth of the lumber room shall not exceed 1.25 meters and entrance to such lumber room shall be from the rear set-back only. The width of garage shall not exceed 4 mtr.

13. Garages shall be permitted in the rear right hand corner of the plot in cases of buildings constructed or sanctioned prior to the enforcement of these regulations, where space is not available on right side, it may be permitted on the left side provided minimum setback exists in the adjoining property of the left side.

14. In cases of corner plots the garage shall be located at the rear corner diagonally opposite to the road intersection.

15. The maximum width of the garage shall not exceed 4.0 meters.

16. The garages shall not be constructed or reconstructed within 4.5 meters from road edge. This may be relaxed in cases where the garage forms part of the main building with minimum set-back for that plot.

17. For Cinema theatres the set-backs and other provision shall be as per the Karnataka Cinematograph Act and Rules.

18. In case of two or more buildings, proposed in a single site, the set backs shall be applied as if they are on single common site.

19. In case of 'High-Rise Buildings', i.e., buildings with Ground Floor + four floors and above, the minimum set back all round the building shall be read with Table-2 and Group Housing Table.

20. For High Rise Buildings, N.O.Cs. from B.W.S.S.B. (if within its jurisdiction), K.E.B., Fire Force, Airport authorities and Telecommunications Department, shall be furnished, wherever applicable.

21. For Group Housing with ground + three floors or below, N.O.Cs. from B.W.S.S.B. (if applicable) and K.E.B. only be furnished, if the sital area exceeds 4000 sq. mtrs.

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

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

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

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

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

5.

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

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

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

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

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

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

7. Width of Road. Road width means distance between the boundaries of a road including footways and drains measured at right angles at the centre of the plot in case of roads having service roads in addition to the main roads, the width of road shall be aggregate width of service roads and main roads for determining F.A.R. and number of floors.

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

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

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

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

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

10. Water Supply :-

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

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

11. Exemption to open space :-

The following exemption to open space shall be permitted.

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

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

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

(d) Balcony. Balcony projection should not exceed 1/3 of the set back on that side subject to a maximum of 1.1. mtr. in first floor and 1.75 metres beyond the second floor. No balcony is allowed in ground floor.

(e) Cross wall connecting the building and compound wall may be permitted limiting the height of such wall to 1.5 mtr.

12. Height Limitation :-

(a) The height of the building shall be covered by the limitation of F.A.R. the frontage of the plots as stipulated in the respective tables;

(b) If a building abuts on two or more streets of different widths then the height of the building shall be regulated according to the width of the wider road;

(c) For buildings in the vicinity of aerodromes the maximum height of the building shall be as given in Table 10. This shall be regulated by the rules for giving NOC for the construction of building in the vicinity of aerodromes by the Competent Aerodrome Authority.

13. Parking Space :-

Adequate space for Car parking shall be provided in the premises subject to the following:

(1) Each off street car parking space provided for motor vehicles shall not be less than 18 sq. mtrs. For motor cycle and scooter, the parking space provided shall not be less than 2.5 sq. mtr. and 1.5 sq. mtr. respectively, and it shall be not more than 25% of the car parking space leaving clear space round the building for the movement of vehicles.

(2) Off street car parking space shall be provided with adequate vehicular access to a street and areas of drives of not less than 2.5 mtr. vide, aisles and such other provisions required for adequate maneuvering of vehicles excluding the parking space stipulated in these regulations.

(3) No parking space shall be insisted upon the intensely built up area upto 100 sq. mtrs. of floorspace.

(4) Car parking shall not be provided in the set back areas. If provided a minimum of 3.0 mtr. shall be left free from the building.

14. In sanctioning the sub-division of a plot/land, the

following standards shall be followed for division of plots :-

(1) Size of plots. No building plot resulting from the sub-division is smaller in size than 0.4 hectares in the agricultural zone and 50 sq. mt. in all other zones. However, the authority may relax this provision in case of sites formed for E.W.S. and plots sub-divided due to family partitions.

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

Street in Residential areas:		
1.	Cul-de-sac	7 mt. maximum length 100 mt. with sufficient turning radius.
2.	Roads in layouts for E.W.S.	7mtrs
3.	Loop street	9 mt. maximum length 300mt.
	(a) Residential streets upto length of 500m	9m
	(b) Residential streets above 500m upto 1000m	12m
	(c) Residential streets above 1000m	15m
4.	Minor Roads	9m to 12m
5.	Collector Road	12m to 15m
6.	Major Roads	15m to 18m
7.	Arterial Roads, intermediate ring roads	18m to 24m
8.	Ring Roads (Outer)	30x45m

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

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

(4) Areas for open spaces and Civic Amenities:

(a) Sanctioning of a layout plan for residential purpose shall be subject to the following conditions.

(i) 50% of the total area shall be earmarked for residential sites;

(ii) The remaining 50% of the total area shall be earmarked for -

roads, parks and playgrounds and civic amenities;

(iii) Out of 50% of the area so reserved, parks and playgrounds shall not be less than 15% of the total area and the balance is for roads and civic amenities.

(b) Sanctioning of a layout plan for non-residential purpose shall be subject to the following conditions.

(i) 10% of the Total area shall be earmarked for Park and Civic Amenities;

(ii) The minimum width of road shall not be less than 12.0 mtr.

(iii) 5% of the total area shall be reserved for parking purpose.

(5) Civil Amenities

(5) Civic Amenities		
Particulars	Population per Unit	Area in Hectare
(1)	(2)	(3)
(a) Educational facilities		
(i) Nursery school (age group 3-6 yrs.)	1,000	0.20 (including playground)
(ii) Basic primary and higher primary school (age group 6-14 yrs.)	3,500 to 4,500	1.00
(iii) Higher Secondary school (age group 14-17 years)	15,000	2.0 (including playground)
(iv) College	50,000	3.00 to 4.00 (including playground)
(b) Medical facilities		
(i) Dispensary	5,000	0.10
(ii) Health centre	20,000	0.40
(c) Other facilities:		
(i) Post and Telegraph	10,000	0.15 (including staff quarters)
(ii) Police Station	10,000	0.20
(iii) Religious Buildings	3,000	0.10
(iv) Filling Station	15,000	0.50

(6) Shopping facilities \ \

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Neighbourhood and	3 shops/ 1,000 persons	10-15 sq. mt. area per shop

<p style="text-align: center;">convenience</p> <p style="text-align: center;">shopping (3,000 - 15,000 population)</p>		
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(7) Parks, Open Spaces and Playgrounds:

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

15. Water supply, Sewerage, Storm Water Drainage, Street Lights, Roads and Electricity Supply :-

The developer/applicant shall make adequate arrangements for water supply sewerage, provision for drainage, street light, road and electric supply and furnish details in the application enclosures as required.

16. Building Lines :-

Building Line means the line up to which the plinth of a building adjoining a street may lawfully extend and includes the lines prescribed. Building lines as per Public Works Department norms for National and State Highways, District Roads and other Roads will have to be adhered to.

17. . :-

(1) If lands on which developments are planned are held in violation of existing provisions of the Land Reforms Act, Urban Land Ceiling Act etc. no clearance will be given. The applicants should move the Appropriate Authorities for legal clearances/exemptions before approaching B.M.R.D.A.

(2) The approval given by B.M.R.D.A. will be valid for 2 years if the project is not completed by them, renewal application will be required to be made.

(3) If the applicants so wish, the documents required above may

be made into a single volume containing a Project Report and enclosures and submitted in triplicate.

(4) The development plans and Town extensions Schemes prepared by the Director of Town Planning (if any) and the Structure Plans prepared by the B.M.R.D.A. will be guiding plans for issue or rejection of clearance applied for.

(5) The layout plans/building plans shall be prepared by a Registered Architect or Engineer or Town Planner.