

ZONING OF LAND USE AND REGULATIONS

In order to promote public health, safety and the general social welfare of the community, it is necessary to apply reasonable limitations on the use of land and building. This is to ensure that the most appropriate economical and healthy development of the city takes place in accordance with the land use plan. For this purpose, the city is divided into a number of use zones, such as residential, commercial, industrial, public and semi-public, parks and open spaces and transportation. Each zone has its own regulations as the same set of regulations cannot be applied to the entire city.

Zoning provides for desirable distribution of land uses and regulations for spacing of buildings, adequate light, air, protection from fire, etc. It prevents over crowding in buildings and land and thus ensures adequate facilities and services.

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

The zoning regulations and their enforcement are a major tool in keeping the land use pattern of the development plan.

The zoning regulations for Hubli-Dharwad local planning area are prepared under Clause (iii) of sub-section (2) of section 12 and 21 of the Karnataka Town and Country Planning Act.

1. Establishment of zones and zoning maps:-

The entire area within the local planning area is divided into different land use zones as shown in the enclosed maps, which together with all explanatory notes thereon is hereby adopted and declared to be a part of these regulations,

The detailed zoning of any particular area could be verified with reference to respective planning district only.

The zoning maps as approved by the government shall be identified by the seal of the government. Any changes in the land uses that may be permitted by the authority of the government as the case may be from time to time shall be attested. The maps as approved by the government shall be kept in the office of the Hubli-Dharwad Urban Development Authority (HDUDA) and those shall be the authoritative maps of the reference.

The copies of the maps shall be supplied to Hubli-Dharwad Municipal Corporation. The changes as approved by the government shall also be intimated to the HDMC having jurisdiction over the area.

The maps shall be made available to the public and the local authorities in the office of the HDUDA for inspection during the prescribed hours on all working days.

2. Zonal boundaries and interpretation of zoning regulations:-

- a) Where there is uncertainty with regards to the boundaries of the zones in the approved maps, it shall be referred to the Authority and decision of the Authority in this regard shall be final.
- b) For any doubt that may arise in interpretation of the provisions of the zoning regulations, the Director of Town Planning shall be consulted by the Authority and the decision of the Director of Town Planning shall be final

3. The annexure No. 1 sets out the various uses of land.

- a) That are permissible and
- b) That are permissible under special circumstances as decided by the Authority in different zones. Any land use other than what is specified shall not be permitted by the authority.

4. The regulations governing minimum size of plot, minimum setbacks on four sides of the buildings, minimum road widths, in various zones are set out in Annexure - II appended to these regulations.

Annexure –1

Classification of land uses and the uses or developments that are permissible;

1. Classification of land into various use zones

- a. Residential
- b. Commercial
- c. Industrial
- d. Public and Semi-Public
- e. Parks, Open space and Playgrounds (including public recreational areas)
- f. Transportation and Communication
- g. Green Belt (Agriculture Zone)

2. Uses of land that are permitted and that may be permitted under special circumstances by the Hubli-Dharwad Urban Development Authority which is the planning authority for the local planning area of Hubli-Dharwad shall be as detailed here under.

Residential Zone:-

- a) **Uses that are permissible:** Dwellings, hostels including working women's and gents hostels, dharmasalas, places of public worship, tailoring, laundry, schools offering general education course upto higher secondary, libraries, post and telegraph offices, micro wave towers, water supply board and K.P.T.C.L. counters, semi-public recreational uses and milk booths.
- b) **Uses that are permissible under special circumstances by the authority:** Municipal and other statutory authorities, State and Central government offices, banks, clubs, public utility buildings, community hall, colleges, cemeteries, golf clubs, hospitals for human care except those meant for mental treatment, nursing homes, with not more than 10 beds, philanthropic uses, fuel storage depots, filling

stations, hard and soft computer offices, coffee grinding machines including service industries which will not cause nuisance to the residents, with a maximum power up to 5 HP and 10 HP in case of huller and flour mills, neighbourhood or convenient shops occupying a floor area not exceeding 20.sq mtrs (G.F. only) and commercial area of not exceeding 2% of total area of residential layout while approving sub division of land, doctor's consulting rooms, offices of advocates and other professions in public interest not exceeding 20.00 sq. mtrs. (Provided the owner himself is the concerned professional). The power required for air conditioners, lifts and computers is excluded from the horse-power specified above.

Commercial (retail Business) Zone:-

a) **Uses that are permissible:** Offices, residential buildings, shops and service establishments like; barber, tailor, laundry, dry cleaning, hotels, clubs, newspapers or job printing, place of amusement or assembly, community halls, convention centres, exhibitions, restaurants, boarding and lodging, advertising signs conforming to relevant building bye-laws, public places of worship, schools, colleges hospitals and other public or semi-public institutions, libraries, municipal, State or Central government offices, services not specifically restricted or prohibited, filling stations, service industries upto 10 HP, micro wave towers, nursing homes, ware houses, kalyana mantapas, banks, cinema theatres, hard and software units (Power required for air conditioners, lifts and computers shall be excluded from the HP specified). All uses permitted and permissible under special circumstance in residential zone.

- b) **Uses that are permissible under special circumstances by the authority:** Automobile workshops, garages, storages, service industrial establishments with not more than 20 HP.

Commercial (Wholesale Business) zone:-

- a) **Uses that are permissible:** Same as in the case of retail zone (except residential and hospital buildings), and service industries with power not exceeding 20 HP.

- b) **Uses that are permissible under special circumstances by the authority:** Same as in the case of retail business zone storage of inflammable materials, junk yards, truck terminals and truck parking. Residential quarters incidental to the main business and watch and ward not exceeding an area of 5% of the total area.

Industrial Zone:-

- a) **Uses that are permissible:** All uses permitted and permissible under special circumstances in commercial zone. All industries, microwave towers, power plants, filling stations, parking lot (including multilevel), bus and truck terminals, loading and unloading facilities, warehouses, public utilities like garbage and sewage disposal, Municipal and Government offices. Obnoxious industries are subject to clearance from the State Pollution Control Board, dwellings, for manager, watch and ward staff in the area not exceeding 100 sq. mtrs. Or 10% of the total area whichever is less.

Canteen and recreation facilities Kalyana Mantapa, offices, shops clubs, job printings, banks, restaurants, dispensary and automobile service stations. (No power limitations for industries to be permitted in this zone).

- b) **Uses that are permissible under special circumstances by the Authority:** junk yards, diary and poultry farms, ice plants, cold storage, and sports and recreational uses.

Public and Semi Public Use:-

- a) **Uses that are permissible:** Government administrative centres, district offices, law courts, jails, police stations, institutional offices, educational cultural institutions, like; community halls, opera houses, T.V. station, convention centres, exhibitions, utilities and services, water supply installations including disposal works, high tension sub-station, gas installations and gas works, microwave towers, fire fighting stations, banking institutions, filling stations, hotels, restaurants, banks, staff quarters for proper maintenance and functioning of public and semi-public uses may be permitted in their own premises as ancillary to the respective institutions.

- b) **Uses that are permissible under –special circumstances by the Authority:** Government printing press, parking lots, repairs shops, stadium, cemeteries, recreational clubs, canteens, libraries, aquarium, planetoria, horticultural nursery and swimming pools.

Parks and Open spaces and Playgrounds:- (Including public recreational area)

- a) **Uses that are permissible:** Sports grounds, stadium, playgrounds parks, swimming pools, other recreational uses, garden land, and amusement parks.
- b) **Uses that are permissible under special circumstances by the Authority:** Open air theatres, indoor recreational uses, dwellings for watch and ward, canteens, libraries, government dispensaries, milk booths, HOPCOMS and other public building ancillary to parks and open spaces, the area of such ancillary uses not exceeding 5% of the total area, cemeteries and crematoria.

Transport and Communication:-

- a) Uses that are permissible:** Railway yards, railway station, bus stand, bus shelters, road transport uses, parking areas, airport, telegraph offices, telephone exchanges, T.V. stations, microwave stations, (essential residential quarters for watch and ward) transport offices, showrooms, shops, restaurants and hotels, which are ancillary to the above uses the area of which shall not exceed 5% of the total area.
- b) Uses that are permissible under special circumstances by the authority:** Boarding and lodging, banking counters, clubs indoor recreational uses, the area of such ancillary uses not exceeding 5% of the total area.

Green Belt (Agriculture Zone)

- a) Uses that are permissible:** Agriculture, horticulture, dairy and poultry farming, milk chilling centres, farm houses and their accessory buildings not exceeding 200 sq. meters of plinth area within the plot area limitation of 1.00 hectare uses specifically shown or stated in the land use plan like; urban village brick kilns, quarrying without crushers and removal of clay and stone upto 2.00 mtrs. depth, parks, gardens, orchards, nurseries and other staple crops, grazing pastures, forest lands, marshy land, barren land and watersheet, highway amenities viz., filling stations, weigh bridges and check posts, sport complex, water sports and amusement parks.
- b) Uses that are permissible under special circumstances by the Authority:** Places of worship, schools, colleges, hospitals, libraries, sports clubs, stadium, cultural buildings, exhibition, centres, and open spaces storage and sale of farm products where it is produced, the service and repairs of farm machinery and agricultural supplies, subject to condition that the area covered by such buildings should not exceed 20% of the total

area and consists only Ground +1 floor with an around min set back of 5 mtrs.

Tourists resorts and holiday homes may be permitted with in a plot area limitation of 0.4 hectare and plinth area limitation of 200. sq. mtrs. In each unit (plot) common ancillary uses may be permitted in an area not exceeding 10% of the total project area. Residential development may be permitted within 100 mtrs. From the existing gramthana of villages and buildings in such area should not exceed two floors (Ground + one)

NOTE:

1. Diesel generators equivalent to the quantity of power supplied by the KPTCL may be permitted as substitute to power cut and power failures in any zone after obtaining information on the quantity of power supplied to a premises and the capacity of generators required from the KPTCL. However, in residential zone installation of diesel generators be discouraged and may be given in exceptional cases after spot verification provided the generators are fitted with silencer arrangement.
 2. The land use indicated towards road side property shall be the land use for the entire property (one property depth) without identifying it for different uses by measuring as per the scale of the maps. The same criteria shall be applied in case of more than one property with same ownership.
 3. If the property is abutting more than one road and the land uses indicated towards each road is different the land use indicated predominantly shall be the land use for the entire property.
 4. If any land for which change of land use is permitted by a Government Order under section 14 'A' of the KTCP Act is inadvertently designated for different land use in the RCDP, the land use specified in the Government Order shall be the land use of the property.
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5. Different uses permitted in a given zone may be allowed in different floors of the building. In such cases, the regulations applicable to the use of ground floor shall apply to the entire building.
6. When mixed uses are permitted in the ground floor on a site, the regulations of the predominant use shall apply.
7. In case of powers of issuing C.C. under Sec 15 of the KTCP Act for construction of the building is transferred to HDMC, the uses permissible under special circumstances shall also be permitted by HDMC in consultation with the TPM of the HDUDA.

ANNEXURE – II

A . Set Backs:-

The minimum set backs required on all the sides of the building that are permissible for different dimensions or sizes are set out in table 1 given below

Table – 1

Exterior open spaces/ setbacks for residential, commercial P&S, T&T buildings upto 15 mtrs. in height.

Front and Back setbacks

Depth of site in mtrs	Residential		Commercial		T&T, P & SP*	
	Front	Rear	Front	Rear	Front	Rear
Up to 6	1.00	----	1.00	----	1.50	----
Over 6 Upto 9	1.00	1.00	1.50	----	1.50	1.50
Over 9 Upto 12	1.50	1.00	2.00	1.00	3.00	1.50
Over 12 Upto 18	2.00	1.50	2.50	1.50	3.50	1.75
Over 18 Upto 24	3.00	2.00	3.00	2.50	4.00	2.00
Over 24	4.00	3.00	3.50	3.00	4.25	3.00

Left and Right setbacks

Width of site in mtrs	Residential		Commercial		T&T, P & SP *	
	Left	Right	Left	Right	Left	Right
Up to 6	----	1.00	----	----	----	1.50
Over 6 Upto 9	1.00	1.00	----	1.00	1.50	1.50
Over 9 Upto 12	1.00	1.50	1.00	1.50	1.75	1.50
Over 12 Upto 18	1.50	2.50	1.50	2.50	2.00	3.00
Over 18 Upto 24	2.00	3.00	2.00	3.00	3.00	3.00
Over 24	3.00	4.00	3.00	4.00	3.50	4.25

Note * T&T- Traffic and Transport

P&SP- Public and Semi-public

Table – 2

Exterior open spaces, setback for residential, commercial, public and semi public T&T buildings – above 15 mtrs. in height.

Sl. No	Height of building in meters	Exterior open spaces / setbacks to be left on all sides. (Front Rear and sides) Min in meters
1.	Above 15 upto 18	5.0
2.	Above 18 upto 21	6.0
3.	Above 21 upto 24	7.0
4.	Above 24 upto 27	8.0
5.	Above 27 upto 30	9.0
6.	Above 30 upto 33	10.0
7.	Above 33 upto 36	11.0
8.	Above 36 upto 40	12.0
9.	Above 40 upto 45	13.0
10.	Above 45 upto 50	14.0
11.	Above 50	16.0

Note:

1. The front and rear set back shall be with reference to depth of the site. 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 whichever 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, the plot should be considered as corner plot taking any two wider roads into consideration.
5. In case of sites facing roads both in front and rear, both the sides 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. a. In case of buildings which are existing prior to coming into force of these regulations, upper floors may be permitted considering the existing set backs only (without insisting present set backs) but limiting the F.A.R. as per the present regulations, subject to production of foundation certificate by the registered engineer for stability of the building

b. No side set backs shall be insisted only in the case of reconstruction of existing building where traditional row type of building exists and in areas specifically provided under the regulations.
 8. The left and right set backs may be interchanged in exceptional cases due to existing open well, trees and also the topography of the land.
 9. Set back should be provided in the owner's plot, public open space or conservancy should not be considered as set backs
 10. For garages, no side or rear setback are to be insisted. One upper floor not exceeding 3 meters in height shall be permitted provided there are no openings towards neighbouring buildings but at least one opening for light and ventilation is to be provided towards the owner's property.
 11. The depth of garage shall not exceed $\frac{1}{3}$ of the depth of the site but not more than 6 meters, in any case. When lumber room is provided within the garage, 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.
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12. Garages to be permitted in the rear right hand corner of the plot. In case of buildings constructed or sanctioned prior to the enforcement of these regulations, where space is not available on the right side, it may be permitted on the left side provided minimum set back exists in the adjoining property or the left side.
 13. In case of corner plots, the garage shall be located at the rear corner diagonally opposite to the road intersection.
 14. The maximum width of the garage shall not exceed 4 meters.
 15. The garages shall not be constructed or re-constructed 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
 16. For cinema theatres the set backs and other provision shall be as per the Karnataka Cinematograph Act and Rules.
 17. In case of 'High-Rise building' i.e. building with ground floor plus four floors and above, the minimum set back all round the building shall be read with Table –2 and group housing table
 18. For high rise buildings, N.O.C. 's from Fire Force and National Airport Authorities shall be furnished (if the building is proposed within 2 kms. from the airport point in the direction of the runway.
 19. If additional floors are proposed on existing building resulting in high rise building category, NOC from Fire Force Department and structural stability certificate from a structural engineer shall be furnished.
 20. Open staircase may be permitted within the set back area of the building except high rise buildings and it shall be excluded from FAR calculations.
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21. In deciding height of the buildings head rooms, lift rooms, water tank on terrace may be excluded.

A. Floor Area Ratio (F.A.R.):-

The F.A.R. for different types of buildings is as per Table –3. The Local Planning Area is divided into A and B zones for the purpose of regulating building constructions and a map showing the details of A and B zones is made available in the office of the Authority and is also annexed to these regulations.

Table – 3

F.A.R. for residential, commercial, public & semi public, and T&T buildings.

Road width in meters	Residential F.A.R.	Commercial F.A.R.	P&SP, T&T and PU F.A.R.
A- INTENSELY DEVELOPED AREAS			
Upto 9	1.25	1.50	1.00
Over 9 Upto 12	1.50	1.75	1.25
Over 12 Upto 15	1.75	2.00	1.50
Over 15	2.00	2.25	1.75
B- OTHER AREAS			
Upto 9	1.50	1.75	1.25
Over 9 Upto 12	1.75	2.00	1.50
Over 12 Upto 15	2.00	2.25	1.75
Over 15	2.25	2.50	2.00

Note:

1. When two sides of the same road are included in two different areas like: A and B both sides of the road should be treated as 'A' zone.
2. Covered Area: Means area covered by building / buildings immediately above the plinth level, but does not include the area covered by swimming pool, sump tank, pump house, and electric sub station, open staircase.

3. Floor: the lower surface in a storey on which one normally walks in a building. The general term “floor “ does not refer to basement.
 4. Basement / Cellar Floor:
 - a. Means any storey which is partly / wholly below the ground level. The basement height should not project more than 1.25 metre above the average ground level.
 - b. If the plinth of the building is constructed leaving more set backs than the minimum prescribed, basement floor may extend beyond the plinth of the building, but no part of the minimum set backs shall be used for basement.
 - c. Only one basement may be permitted for parking and other services in ‘A’ zone provided the area of the premises is not less than 300 sq. meters with a minimum road width of 9 meters
 - d. Two basements for all buildings in areas other than intensely developed area (‘A’ Zone) may be allowed for parking and machines used for services and utilities of the building provided the abutting public road is not less than 12 mtrs in width
 - e. A maximum of three basements in case of high tech hospitals and Five Star and above hotels be permitted for parking and machines used for services and utilities of buildings.
 - f. Whenever parking is provided in the basement floor, the area in excess of min, parking area required may be permitted for the use of the main building and is included for FAR calculation.
 - g. In basement floor children play area may be permitted. This shall be exclusive of the required parking area and kept
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away from vehicular traffic. This area shall not be included for FAR calculations.

- h. When basement floor is proposed for car parking convenient entry and exit shall be provided. Adequate drainage, ventilation and lighting arrangements shall be made to the satisfaction of the Authority.
 5. Ground Floor: Means immediately above the level of the adjoining ground level on all sides or above the basement floor.
 6. Mezzanine Floor: Means an intermediate floor between any two floors in building. The area of mezzanine floor shall not exceed 1/3 of lower floor.
 7. Floor Area Ratio (F. A. R): Means the quotient obtained dividing the total covered area by plot area. Floor area includes the mezzanine floor but excludes all open balconies, staircase, lifts lobbies and area used for car parking, ducts open to sky, pumps and generating rooms, electrical rooms, and air conditioning plants.
 8. Means of Access other than through public road: The means of exclusive access which would be other than through public roads and streets, shall not be of more than 30 meters in length from the existing public roads and streets. The minimum width of such access shall be 4.5 meter. FAR and height of building coming up on such plots shall be regulated according to the width of public street or road. If the means of access exceeds 30.00 meter in length, FAR shall be regulated with reference to the width of such exclusive access.
 9. Width of Road: Road width means distance between the boundaries of a road including footways and drains measured at right angle to the centre line of the road at the centre of the plot. In case of roads having service roads in addition to the main roads
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the width of road shall be the aggregate width of service roads and main roads for determining FAR.

10. Lifts will have to be provided for buildings with more than four floors (ground + 3 floor).

11. In case of high rise buildings, occupancy certificates shall be issued only after clearance from Fire Force Department.

12. Ramp: Ramp shall be provided with a minimum width of 3.50 meters and a slope of not more than 1 in 8 (the ramp shall be provided with proper retaining wall without affecting the neighbouring property.)

13. Water supply: Bore well shall be provided in all high rise buildings as and where the KUWSDB so desires and the strata is capable of yielding water.

14. Exemption to open space: The following exemption to open space shall be permitted.

a. Projection into open space: Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, roof or weather shade more than 0.75 metres wide or 1/3 depth 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 set back area either in cellar floor or at the lower level of ground floor.

c. Cantilever Portico: Cantilever portico of 3 metre (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 to use it as a sit out place and the

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 set back / open space exceeds 3 meters in width.

- d. Balcony:** Balcony projection should not exceed 1 /3 of the set back on that side subject to a maximum of 1.2 meter. In first floor and 1.75 metres in the second floor and above. No balcony shall be allowed in ground floor. The total length of the balcony on any part of the building shall not exceed 1/3 of the total length of the concerned side.
- e.** Cross wall connecting the building and compound wall may be permitted limiting the height of such wall to 1.5 meters.

Industrial Buildings:-

Table – 4

Setbacks, F.A.R. and minimum road width for Industrial buildings.

Sl. No.	Plot area in sq. meters	Minimum road width in meters	F.A.R.	Setbacks in meters	
				Front	Rear and sides
1	Upto 500	Upto 9.0	1.25	1.50	1.0
2	Over 500 Upto 1000	Over 9.0 Upto 12.0	1.00	4.50	3.5
3	Over 1000 Upto 4000	Over 12.0 Upto 15.0	0.75	6.00	5.00
4	Over 4000	Over 15.0	0.50	10.00	8.00

Note: After leaving the minimum set backs specified above if the remaining portion of the plot cannot be used for erecting the meaningful building, the Authority may permit to adjust the set back on any side subject to achieving the over all open space required around the building.

Table – 5
Semi – Detached Houses
(Back to back or side by side)

1.	Minimum combined area of the adjacent plots	50 sq. meter
2.	Building coverage	As applicable to the dimensions of combined plots
3.	Floor area ratio	
4.	Maximum number of floors	As applicable to the dimensions of individual plots
5.	Minimum road width	
6.	Set backs	

Note: In case of joint application by owners of two adjacent plots, the request should be considered under these provisions without insisting amalgamation of plots.

Table – 6
Row – Housing
(Back to back or side by side)

1	Minimum combined area	90 sq. meters
2	Floor area ratio	As applicable to the dimensions of combined / individual plots
3	Number of floors	
4	Minimum road width	
5	Set backs minimum Front and Rear sides	According to depth of plot 1.50 meters only for end units

Note: Owners of continuous plots may apply jointly and may be considered under these provisions without insisting on amalgamated khata.

Group Housing

Group housing means a housing project with more than three apartment buildings on a plot with not less than 8 units in each apartment, and with one or more dwelling units in each floor. It does not include plotted housing development.

Norms for approval of Group Housing plan

Table – 7
Group housing norms specifying minimum road width, F.A.R.
and setbacks

Sl. No	Minimum road width Of approach road	Maximum F.A.R.	Minimum set back in meters
1	9 meters	1.75	As per Table 1 or 2 as the case may be
2	12 meters	2.25	
3	15 meters	2.50	

Note:

1. The F.A.R. should be considered with reference to the width of the existing public road abutting the property and the F.A.R. should be calculated with reference to the total area of the project.
2. The set backs at the edge of the property are with reference to depth and width of total plot area.
3. The distance between the buildings should be a minimum of half the height of the taller building.
4. When buildings are connected by corridors even then the distance between buildings shall not be less than half the height of the taller building
5. 25% of the total area be reserved for CA. parks and open spaces, subject to a minimum of 15% for parks and open spaces.
6. The access to the building blocks in the area of group housing shall be as follows

	Access length in meters	Minimum width	Remarks
a.	Less than 100 meters	6.00	To be developed and maintained by developer or society
b.	100 – 200 meters	7.50	
c.	More than 200 meters	9.00	To be developed and handed over to the HDUDA / Local body

7. If the number of tenements in a groups housing scheme exceeds 400 dwelling units, the area reserved for parks and open spaces civic amenity shall be handed over free of cost to the development authority or local authority through registered relinquishment deed before issue of work order. In other schemes the area reserved for civic amenities and park and roads should be developed and

handed over to the society / residents association for maintainnce free of cost by the developer

8. The Authority may allow three shops for every 50 tenements with an area of 20 sq. meters for each shop subject to a minimum three shops.
9. When permission is granted for a group housing project the layout plan and the building plan shall be approved simultaneously.

Parking Space:- Adequate space for parking shall be provided in the premises as per standards given in the table below:

Table – 8

Parking requirements

Sl. No.	Type of use	One car parking of 3.0 x 5.0 meters, each shall be provided for every
1	Theatres and auditoriums except educational institutions	50 seats of accommodation subject to a minimum of 20
2	Retail business	100 meter of floor area
3	Wholesale and warehouse buildings	200 sq. meter plus 1 lorry parking space measuring 4m x 8m for every 500 sq. meter or part thereof
4	Restaurant, establishments serving food and drinks	25 sq. meter of floor area
5	Lodging establishments and tourist homes	8 rooms
6	Office buildings (Govt. / semi-govt. & Pvt.)	100 sq. meters of office floor space
7	Hostels	20 rooms
8	Industrial buildings	200 sq. meters of floor area plus 1 lorry space measuring 4m x 8m for every 1000 sq. meters or part thereof
9	a. Nursing Homes b. Hospitals	6 beds 10 beds
10	Multi – family dwellings	Dwelling unit measuring more than 70 sq. meters of floor area, 2 dwelling units of 70 sq. meters or less
11	Kalyana mantapas	20 sq. meters of auditorium floor area
12	Recreation clubs	150 sq. meters of floor area
13	Educational buildings	200 sq. meters of floor area
14	Other public and semi public buildings	200 sq. meters of floor area

Note: (On Parking):

1. In the parking space as calculated above 1/5 of the area be reserved for two wheelers and cycles.
 2. Each off street car parking space provided for motor vehicles (cars) shall not be less than 3.00m x 5.00m. For each motor cycle and scooter, the parking space provided shall not be less than 1.50m x 2.00m i.e. 3.0 sq. meters
 3. Off street car parking space shall be provided with adequate vehicular access to a street and width of drive way and aisles of not less than 3.5m. wide and such other provisions required for adequate movement of vehicles. Drive ways and aisles are exclusive of parking space stipulated in these regulations.
 4. No parking space shall be insisted upon in the intensely built up area upto 200 sq. meters of floor space.
 5. Car parking shall not be provided in the set back areas provided, a minimum of 3.0m shall be left free from the building
 6. Multilevel parking may be allowed on any part of the building subject to each and safe movement of the vehicles and provision for vehicle lift and without the side enclosures.
 7. For residential apartments, additional 10% of the parking space shall be provided for visitors vehicles. In case of commercial and office buildings 25% of additional parking space shall be provided in addition to the parking standards specified above for visitors vehicles.
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Aerodromes requirements

Table – 9

Height limitations in the vicinity of aerodromes

Sl. No.	Limits of distance from the aerodromes point measured horizontally to Building /structures or installations	Difference between the elevation of the top of the buildings / structures or installations and the elevation of the aerodromes (aerodromes reference point)
International Civil Air- Ports and their alternates		
1	Between 8534 M and 22224 M	Less than 152 M
2	Between 7315 M and 8534 M	Less than 122 M
3	Between 6096 M and 7315 M	Less than 091 M
4	Between 4877 M and 6096 M	Less than 061 M
5	Between 4267 M and 4877 M	Less than 049 M
6	Between 3658 M and 4467 M	Less than 037 M
7	Between 3048 M and 3658 M	Less than 024 M
8	Between 2438 M and 3048 M	Less than 012 M
9	Below 2438	**
Other civil Air – Ports and Civil Aerodromes		
1	Between 7925 M and 22324 M	Less than 152 M
2	Between 6706 M and 7925 M	Less than 122 M
3	Between 6486 M and 6706 M	Less than 091 M
4	Between 4267 M and 6486 M	Less than 061 M
5	Between 3658 M and 4267 M	Less than 049 M
6	Between 3048 M and 3658 M	Less than 037 M
7	Between 2438 M and 3048 M	Less than 024 M
8	Between 1829 M and 2438 M	Less than 012 M
9	Between 1829 M and below	**

** Nil except with the prior concurrence of the local aerodrome authorities

ANNEXURE –

I) Solar Water heater requirements

Solar water heaters shall be provided as per the table for different categories of buildings.

Table: Solar Lighting and Water Heater requirements.

Sl. No.	Type of use	100 liters per day shall be provided for every unit
1	Restaurants serving food and drinks with seating / serving area of more than 100 Sq.m. and above.	40 Sq. m. of seating or serving area
2	Lodging establishments and tourist homes	3 rooms
3	Hostel and guest houses	6 beds / persons capacity
4	Industrial canteens	50 workers
5	Nursing homes and hospitals	4 beds
6	Kalyana mandira, community hall and convention hall (with dining hall and kitchen)	30 Sq.m. of floor area
7	Recreational clubs	100 Sq.m of floor area
8	Residential buildings:	
	a) Single dwelling unit measuring 200 Sq.m of floor area or site area of more than 400 Sq.m. whichever is more	
	b) 500 lpd for multi dwelling unit/apartments for every 5 units and multiples thereof.	
9	Solar photovoltaic lighting systems shall be installed in multi unit residential buildings (with more than five units) for lighting the set back areas, drive ways, and internal corridors.	

II. Safety measures against earth quake in building construction

Building with ground plus four floors and above or buildings with a height of 15 m and above shall be designed and constructed adopting the norms prescribed in the National Building Code and in the “criteria for earthquake resistant design of structures” bearing No. IS 1893-2002 published by the Bureau of Indian Standards, making the buildings resistant to earthquake? The supervision certificate and the completion certificate of every such building shall contain a certificate recorded by the registered engineer / architect that the norms of the National Building Code and IS No. 1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake.

III. Facilities for physically handicapped persons

Public and semi public buildings having covered area of 300 Sq.m. and above shall be designed and constructed to provide facilities to the physically handicapped persons as prescribed in the schedule-I of these Zoning of Land Use and Regulations.

IV. Rain Water harvesting

a) Every building with a plinth area of exceeding 100 Sq.m. and built on a site measuring not less than 200 Sq.m. shall have one or more rain water harvesting structures having a minimum total capacity as detailed in schedule-II.

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

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

Schedule-I

Facilities for physically handicapped persons

1. These byelaws shall apply to the physically handicapped persons having the following disabilities.

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

(b) Semi ambulatory disabilities: Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac illness may be semi ambulatory.

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

(d) **Sight disabilities** : Total blindness or impairments affecting sight to the extent that the individual functioning in public areas is insecure or exposed to danger.

2. **Access path / walk way** : The width of access path / walk way from plot entry and surface parking to the building entry shall not be less than 1.80 m. It shall not have a gradient exceeding 5%.

3. **Surface parking**: At least two car spaces shall be provided at surface level near entrance with maximum travel distance of 30.00 m. from the building entrance.

4. **Space for wheel chair users** : Adequate space shall be kept for the free movement of wheel chairs. The standard size of wheel chairs shall be taken as 1050 mm. X 750 mm. The doors shall have a minimum width of 900 mm. to facilitate the free movement of wheel chairs.

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

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

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

8. **Staircases** : The minimum width of staircases shall be 1.50 m. The minimum number of risers on a flight shall be limited to 12. Size of treads shall not be less than 30 cm. And the height of risers shall not be more than 15 cm.

9. Lifts:

(a) Wherever lifts are required to be installed as per byelaws, provision of at least one lift shall be made for the wheel chair users with the following cage dimensions recommended for passenger lifts of 13 persons capacity by Bureau of Indian Standards.

- i) Clear internal depth 1100 mm (1.10 m)
- ii) Clear internal width 2000 m.(2.00 m.)
- iii) Entrance door width 900 mm (0.90m.)

(b) The lift lobby shall have a minimum inside measurement of 1.80 m. x 1.80 m.

10. Toilets : One special water closet in a set of toilets shall be provided for the use of handicapped persons with wash basin keeping in view the following provisions.

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

11. Hand rails : Hand rails shall be provided for ramps, staircases, lifts and toilets. The height of hand rails shall be normally 800 mm. Above the floor level. If the building is meant for the predominant use of children, the height of hand rails may be suitably altered.

12. Guiding / Warning floor material: The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture shall give audible signals with sensory warning when person moves on this surface with walking stick. The guiding / warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas.

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

/ end of ramp.

(e) At the entrance /exit of the building.

13. Proper signage: Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signage. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision, whereas visual signals shall benefit those with hearing disabilities.

Signs should be designed and located such that they are easily legible by using suitable letter size (not less than 20 mm. size). For visually impaired persons, information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any protruding sign, which creates obstruction in walking.

The symbols/ illustrations should be in contrasting colour and properly illuminated so that with limited vision may be able to differentiate amongst primary colours.

Schedule-II

Rain Water Harvesting

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

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

(a) Open well of a minimum of 1.00 m. dia and 6 m. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden, etc.

- (b) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 3.00 m. and refilled with stone aggregate and sand. The filtered rain water may be channeled 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 rain water may be channeled to the storage tank. The storage tank may be raised to a convenient height above the surface and shall always be provided with ventilating covers and shall have draw off taps suitably placed 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 rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20 m. width x 1.20 m. length x 2.00 m. to 2.50 m. depth. The trenches can be or 0.60 m. width x 2.00 m to 6.00 m. length x 1.50 m. to 2.00 m depth. Terrace water shall be channeled to pits or trenches shall be backfilled with filter media comprising the following materials.
- (i) 40 mm stone aggregate as bottom layer upto 50% of the depth.
 - (ii) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
 - (iii) Coarse sand as upper middle layer upto 20% of the depth.
 - (iv) A thin layer of fine sand as top layer.
 - (v) Top 10% of the pits / trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - (vi) Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits / trenches. The projection

of the wall above ground shall atleast be 15 cm.

(vii) Perforated concrete slabs shall be provided on the pits / trenches.

(e) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

2. The terrace shall be connected to the open well / bore well / storage tank / recharge pit / trench by means of H.D.P.E. / 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 rain water, there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq. m.

Rain water 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.

ANNEXURE - IV

PROPOSED SUB – DIVISION REGULATIONS

Sub division Regulations:-

The purpose of these regulations is to guide the development of new areas in accordance with the land use plan on sound planning principle with adequate space standards considering the future requirement of the city. The Sub division Regulations are confined to standard size of plots, street widths, and community facilities.

In sanctioning the sub-division of a plot / land under section 17 of KTCP Act the Authority shall among the other things follow the standards given below:

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. meter 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. Width of streets and lanes:

a. Minimum width of roads in residential layouts

1	Cul-de-sac	6 meter maximum length 100 meters with sufficient turning radius
2	Roads	6 meters in the area reserved for E.W.S. in any layouts
3	Loop street	7.5 meters for maximum length of 200 meters
4	Residential streets upto length of 200mtrs	9mtrs
	Residential streets above 200m upto 500mtrs	12mtrs

Note: Service or conservancy lanes at the back of the building may be permitted only when absolutely necessary as in the case of row housing. No residential building shall be allowed to face service lanes. When service lanes are permitted they shall have minimum right of way of 3.5 meters

b. Minimum width of streets in sub division of non-residential areas

1	Commercial – Retail	12m width
2	Others	15m width
3	Industrial and other non residential area	12m width

3. Areas for open spaces and civic amenities

a. Residential layouts:

- i. Not more than 55% of the total area may be allowed for residential sites in a layout

- ii. Remaining 45% of the total area shall be earmarked for roads, parks and playgrounds, and civic amenities
- iii. Out of 45% of the area so reserved, parks and playgrounds shall not be less than 10% of the total area and balance reserved for roads and civic amenities
- iv. In any layout by incorporating any major roads proposed in RCDP the percentage of roads exceeds 45% the remaining entire area shall be reserved for residential purpose. The owner of such property shall not claim any compensation for reduction in the plottable area.
- v. In residential layout not exceeding 2% of the total area may be reserved for commercial use for owner's use on owner's request provided the same is included within the plottable area of 55% and shall abut a road of 12m width and above.

b. Non-residential layouts

- i. 10% of the total area shall be earmarked for park and civic amenities
 - ii. 5% of the total area shall be reserved for public parking purpose.
 - iii. The minimum width of roads shall not be less than 12.0 meter
4. The proposed land use break up should be indicated in the layout plan.
5. The layouts either for residential or non-residential purposes should also satisfy all the requirements stipulated under Karnataka Urban Development Authorities Act, 1987.
6. If plots as per official records at the time of adoption of these regulations is smaller than the minimum size specified for the zone in which it is
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located and compliance with requirements of these regulations is not feasible the Authority may relax the conditions as a special case.

7. Whenever a layout plan for either residential or non-residential use is approved for a land abutting a road width of 24mtrs. And above, a buffer of 3mtrs. and service road of 9 mtrs. width shall be provided to the main road.

i. **Standards for civic amenities in the layouts developed by HDUDA and other government and quasi government agencies**

Table – 10

	Particulars	Population per Unit	Area in Hectare
A. Educational Facilities			
1	Nursery schools (age group 3-6 years)	1000	0.10 (including play ground)
2	Basic primary and higher primary school (age group 6-14 years)	3500 to 4500	0.50
3	Higher secondary school (age group 14-17 years)	15000	1.0 (including play ground)
4	College	50000	2.0 (including play ground)
B. Medical Facilities			
1	Dispensary	5000	0.10
2	Health Centre	20000	0.25
3	Hospitals	50000	0.50
C. Shopping Facilities			
1	Neighbourhood and convenient shopping (3000 – 15000 population)	3 shops / 1000	10-15 sq. meters area per shop the total area of the shops may also be clubbed for the purpose of departmental store etc.,
D. Other Facilities			
1	Post and Telegraph	10000	0.15 (including staff quarters)
2	Police station	10000	0.20
3	Religious Buildings	3000	0.10
4	Filling station	15000	0.20

List of roads for which Building Lines are prescribed:

HUBLI:-

Sl. No.	Name of Road	Building line from Centre of the Road
1	Existing Pune Bangalore Road (from Gabbur Cross to Bhairidevarkoppa)	21.0mtrs.
2	Karwar Bellary Road. (From Gadag railway Crossing to Karwar Road N.H. bye pass cross via Lamington Road Traffic Island)	18.0mtrs.
3	Sholapur road (from Traffic Island to ring road cross)	18.0mtrs.
4	Station Road (from Keshwapur Road under bridge to Ganeshpet Circle)	12.0mtrs.
5	Goods shed Road (from Railway quarters to Fish Market)	10.0mtrs.
6	Ganeshpet Road from Fish market to Ganeshpet Circle	10.0mtrs.
7	Martha Galli (from Ganeshpet Circle to Maratha Galli Circle)	10.0mtrs.
8	Myadar Oni (from Martha Galli to Tuljabhavani Gudi)	10.0mtrs.
9	Kamaripet Road (from Tuljabhavani Gudi to Kamaripet Police Station)	10.0mtrs.
10	Torvi hakkal Road (from Kamaripet Police Station to Channapet Road to Karwar Road to Gokul Road to and Unkal Hosur Road upto Unkal Cross)	12.0mtrs.
11	Bakale Galli Buddha Vihar Road upto Maulali Dargah and Railway Track	10.0mtrs.
12	Gavaligalli upto KPTCK Circle	10.0mtrs.
13	Mantur Road from KPTCL Circle to proposed Karwar Bellary bye pass	12.0mtrs.
14	Azad Road from Ganeshpet Circle Bhandiwad base Mosque to Mangalwarpet	10.0mtrs.
15	Women's College Road	10.0mtrs.
16	Coen Road	10.0mtrs.
17	Victoria Road	8.5mtrs.
18	Koppikar Road (from Chitguppi Hospital to Maratha Galli Circle)	12.0mtrs.
19	Broadway from Maratha Galli to Durgadbail	10.0mtrs.
20	Settlement Road (from Old Fish Market to KPTCL to Patil Galli and Bidnal)	12.0mtrs.
21	Lattipeth road from Traffric island church to KPTCL to Patil Galli and Bidnal	12.0mtrs.
22	Veerapur Oni Road (from Radh Krishna Temple to Pagadi Oni and Patil Galli)	12.0mtrs.
23	Dajiban pet, Javali Sal, Gantigere Police Station and up to Bankapur Chowk	12.0mtrs.
24	Anchatgeri Oni, Murusaviramatha Kanchgar Galli, Kallamanna Agasi, Bhogar Galli, Bhuspet, Desai Oni to Bankapur Chowk Road	10.0mtrs.
25	Mangalwar pet, Javali Sal, Saraf Galli Hirepet, New	12.0mtrs.

	English School, Old Hubli Bridge to Old Hubli Durgabail to Indi Pump Road	
26	Patil Galli from Bankapur Chowk to Settlement Road	12.0mtrs.
27	Channapet Road from Karwar Road to Torvi Hakkal via MTS Colony up to Old Hubli Durgadball	12.0mtrs.
28	Gokul Road from Hosur Circle upto Bypass	21.0mtrs.
29	Bengeri Hebballi Road from Sarvodaya circle to end of Ring road	12.0mtrs.

Dharwad:-

Sl. No.	Name of Road	Building line from Center of the Road
1	Existing Poona Bangalore Road from Bhairidevara Koppa to Hubli toll naka	22.5m
2	From Hubli toll naka to Belgaum toll naka	18.0m
3	From Belgaum toll naka to NH-4 bypass	22.5m
4.	Kalaghatgi Road from Hubli Toll Naka to Railway Crossing to end of Dist-4	19.5m
5	Station Road from Court Circle to Yemmikeri and Railway Station	12.0m
6	Haliyal Road from Jubilee Circle to KUD to AIR Circle, Saptapur	18.0m
7	Halliyl Road from Saptapur crossing to end to Dist. No.4	18.0m
8	Kelgeri (Goa) Road from Mental Hospital on P. B. Road to end of Dist. No. 2	13.5m
9	Soundatti Road from Jubilee Circle to Regal Talkies Cross to end of Dist. No. 9	13.5m
10	Navalgunda Road from APMC Market to end of District No.10	12.0m
11	Maratha Colony Road	12.0m
12	Subash Road from KSRTC Bus Station to KCC Bank Circle to Ghandi Chowk.	12.0m
13	Tikare Road from Police Station to Line Bazaar Road	10.0m
14	Line Bazar from P. B. Road near Court to Ganesh Temple Circle to Bhusappa Chowk and K. C. C Bank Circle via Myadar Galli	10.0m
15	Road behind Kittle College from Jubilee Circle to Ganesh Temple to N.T.T.F Cross in Ramnagar	12.0m
16	Madihal Road from Soundatti Road to end to dist No. 9	12.0m
17	U. B. Hill Road from Post Office to Udaya Hostels and Jayanagar Cross in Saptapur	15.0m
18	Hosayellapur Road from D. B. Road Bagalkot petrol pump to tank and Gandhi Chowk via Kamankatti	13.0m
19	Road from Kamankatti to Bhusappa Chowk	10.0m
20	Jakanibhavi Road from Public Station to Bhusappa Chowk and Jakanibhavi to Kamat Hotel	10.0m

**Important Traffic intersections proposed for improvement after
conducting detailed surveys**

HUBLI:-

Sl. No.	<i>Traffic Intersections</i>
1	Hubli Railway Station Circle around Old Telegraph Office and Ambedkar Circle.
2	Ganeshpet circle
3	Durgadbail
4	Bankapur Chowk (Jigalur building).
5	Bammapur Chowk new English School.
6	Kamaripeth Police Station
7	Traffic Island. (K. C. Circle)
8	Tuljabhavani Galli Circle.
9	Dakappanagudi Circle
10	Maratha Galli Circle.
11	Chitguppi Hospital Circle.
12	Keshawapur Circle.
13	(i) Hosur Circle. (Old HDUDA office) (ii) Gokul Road (Near KUWS & DB office)
14	Unkal cross and Srinagar Cross.
15	Radakrishna Galli junction.
16	Myadaroni Circle.
17	Rotary School (Deshpande Nagar) Circle.
18	Old Hubli Durgadbail.
19	Indi Pump (old Hubli) junction.

DHARWAD:-

Sl. No.	Traffic Intersections
1	Kalghatgi and P. B. Road, Circle near Hubli Toll Naka.
2	Court Circle.
3	Jubilee Circle.
4	Mental Hospital Circle.
5	Gandhi Chowk and KCC Bank Circle
6	Regal Talkies Circle.
7	Soundatti Road Circle Near APMC.
8	Karnataka College Circle.
9	Near Dharwad Restaurant.
10	Saptapur Well.
11	Haliyal Road and Barakotri Road Junction.
12	Near Bus stand.

NAVANAGAR:-

Sl. No.	Traffic Intersections
1	Cancer Hospital Junction on P. B. Road.
2	Basaveshwara Circle.
3	P. B. Road and Amargol Road junction.