



### **AMENDMENT TO REVISED MASTER PLAN - 2015**

Electronics City Industrial Township Authority (ELCITA) is formed through Urban Development Department Notification No. UDD/69/MLR/2010/ Dated 18.03.2013.

ELCITA is adopting the guidelines mentioned in the Bangalore Development Authority Revised Master Plan – 2015 based on directions issued in references mentioned below.

Ref:

1. The Commissioner, BDA Letter No. BDA/NYS/GVT-269/3696/2014-15/Dt. 05.01.2015,
2. Urban Development Department Communication No: UDD 147 MLR 2014 Dt. 26.06.2015

#### **Revised Master Plan – 2015 Volume 3**

**(Approved by Govt Vide G.O No. UDD 540 BEM AA SE 2004 Dated 25.06.2007)**

#### **3.16) General notes:**

- ix. Areas which fall within 150m radius from the metro terminals shall be eligible for a maximum FAR of 4 for all permissible uses, irrespective of the FAR applicable for the respective uses in the respective tables. However, this will be applied only after the completion of the metro stations and also the same to be confirmed by the Bangalore Metro Rail Corporation Limited (BMRCL). Till such time the existing regulations shall apply.
- x. TDR may be permitted till the completion of the Metro stations and not after that. However, FAR shall not exceed 4 in any case.

#### **Amendment to Revised Master Plan - 2015 as per Urban Development Department Notification No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.20 19**

In exercise of the powers conferred by section 13-E of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following regulations further to amend the Zoning Regulation of Bengaluru of the Revised Master Plan 2015.



ELECTRONICS CITY INDUSTRIAL TOWNSHIP AUTHORITY

ಎಲೆಕ್ಟ್ರಾನಿಕ್ಸ್ ಸಿಟಿ ಇಂಡಸ್ಟ್ರಿಯಲ್ ಟೌನ್ಶಿಪ ಅಥಾರಿಟಿ



E L C I T A

Sl. No.	Content	Existing regulation as per RMP - 2015	Amended regulation as per No. UDD 255 MNJ 2018, Dt.19.06.19	Cross Reference to RMP - 2015
1	Non residential development plan	Plan containing proposal for construction of one or more Commercial buildings on a plot size measuring more than 12,000 Sqm in extent	Plan containing proposal for construction of one or more commercial buildings on a plot size measuring more than 20,000 square meter in extent.	Technical terms & conditions, Sl. No. 16
2	Security cabin & fire control room in setbacks	Nil	<p><b>Following constructions may be permitted within the setback area without affecting the required drive-way around the building.</b></p> <p>1. Watch man's cubicle not more than 4 sqm at entry /exit point</p> <p>2. Fire control room (Maximum 4m X 4m) (no setback from the boundary).</p>	Amendment of chapter 3 , in 3.1 regulation after table 9
3	<b>FAR calculation</b>	<p><b>Following constructions shall be excluded from FAR computation</b></p> <p>1. Parking space</p> <p>2. Main staircase room</p> <p>3. Lift shaft</p> <p>4. lift wells and Lift machine rooms</p> <p>5. Ramps</p> <p>6. Ventilation ducts</p> <p>7. Sanitary ducts</p> <p>8. Overhead tanks</p>	<p><b>Following constructions shall be excluded from FAR computation</b></p> <p>1. <b>Services area</b> - Electrical substation, Panel room, Generator, Pump room, AC plant room, Solid waste management, Fire control room, Security, CCTV room, etc.,</p> <p>2. Refuge areas provided in high rise buildings as per norms.</p> <p>3. Public toilet in non residential complex</p> <p>4. Building management/society room with max size of 40 sqm</p> <p>5. Staircase/staircase room</p> <p>6. Architectural features which are not usable for living or other purpose.</p> <p>7. Chimneys</p> <p>8. Parking area including drive way &amp; ramp</p> <p>9. swimming pool &amp; toilet attached to Swimming pools constructed in open yard or in any floor for common use by the residents / users</p> <p>10. Escalator</p> <p>11. Watch man's cubicle not exceeding 4 sqm area</p>	Amendment of chapter 3, In 3.4 FAR





E L C I T A

Sl. No.	Content	Existing regulation as per RMP - 2015	Amended regulation as per No. UDD 255 MNJ 2018, Dt.19.06.19	Cross Reference to RMP - 2015
			12. STP as specified by the KSPCB and Pump rooms 13. Ventilation ducts and Garbage shafts 14. Ducts, Lift wells and Lift machine room. 15. Overhead tanks	
4	Height of the building	Except OHT & LMR other structures are not allowed on terrace/ other structure are considered in height calculation	<p style="text-align: center;"><b>Following constructions shall be exempted while calculating height of building</b></p> 1. slab cast /structures constructed above terrace floor exclusively for providing services such as AC chiller plants, Solar panels, Deride antenna, LMR, OHT, Staircase head rooms cover upto maximum height of 3.5 mtr 2. Chimney, Parapet walls upto 1.2m in height & other architectural. 3. Internal open space may be covered on top upto 2m & shall not be permanent structure 4. For calculating the height limitation prescribed in the vicinity of Aerodromes, the overall height or the building including that of the above details shall be considered 5. The height of buildings and other structures within the Bengaluru Metropolitan Area (Local Planning Area) shall be within the limits prescribed by the various Airport Authorities with different air funnel zones 6. In case of plots where the ground level contiguous to the building is below the road level (for which FAR is considered) and the building is located away from the road where the approach to the building is not provided directly from such road, but from a separate road or driveway through the plot, the height of the building shall be measured from the ground level contiguous to the building and not from the road level (For which FAR is considered)	Addition of chapter 3.4-A height of building





Sl. No.	Content	Existing regulation as per RMP - 2015	Amended regulation as per No. UDD 255 MNJ 2018, Dt.19.06.19	Cross Reference to RMP - 2015
5	Distance between 2 or more building at site	1/2 of the height of tallest building between the buildings under consideration.	1/2 of the height of tallest building or minimum 16 meters( whichever is lower).	In regulation 3.6 clause 1
6	Basement - adequate drainage, ventilation, lighting arrangements	"Shall be made to the satisfaction of authority"	"Shall be as per NBC"	Amendment of regulation 3.9 Clause 9
7	Balcony width only for first floor	Balcony projection should not exceed 1/3rd of the setback on that side subject to a maximum of 1.10m in the first floor and maximum 1.75m beyond second floor.	Balcony projection should not exceed 1/3rd of the setback on that side subject to a maximum of 1.20m in the first floor and maximum 1.75m beyond second floor whichever is less	Amendment of regulation 3.11 Clause 4
		No balcony is allowed in the ground floor	No balcony is allowed in the ground floor	
		Balconies are not allowed in Commercial Buildings, beyond setbacks.	Balconies are not allowed in Commercial Buildings, beyond setbacks.	
8	Fire NOC	NOC from Fire department and KSPCB was not required for building height upto 24m	NOC from Fire department and KSPCB is required for building height 15m and above	Amendment of regulation 3.12 Clause 2
9	Tree plantation	Planting of minimum one tree is mandatory for a site measuring more than 2400Sft & min of 2 trees for a site measuring more than 4000Sft	Planting of minimum one tree is mandatory for a site measuring 180sqm and up to 240sqm and minimum of 2 trees for sites with more than 240sqm.	Amendment of general notes 3.16 Clause 15
		The concerned authority shall ensure that the tree are planted before approval of building plan and tax shall be accessed only after confirming the existence of trees in the site.	The concerned authorities shall ensure that the trees are planted before the occupancy certificate is issued.	
		The trees shall be planted only in the rear setback area.	The trees shall be planted only in the rear setback area.	





E L C I T A

Sl. No.	Content	Existing regulation as per RMP - 2015	Amended regulation as per No. UDD 255 MNJ 2018, Dt.19.06.19	Cross Reference to RMP - 2015
10	Portico / Porch	Cantilever portico of 3.0m width (Maximum) & 4.50 m length (Maximum) may be permitted within the side setback. No access is permitted to the top of portico for using it as a sit out place.	Portico / porch may be permitted in the ground floor within the setback. No access is permitted to the top of portico for using it as a sit out	Amendment of regulation 3.11 Clause 3
		The height of the portico shall be not less than 2.00m from the plinth level.	The size of cantilever portico is restricted to 3.0 m X 4.5 m. In case of high rise buildings cantilever portico is allowed as per fire norms.	
		The portico is allowed only on the side where the setback / open space left exceeds 3.00m width.	The portico when allowed shall have a clear open space of 1m from the boundary of the property and in case of high rise buildings such portico should have a minimum clear height of 5.5m and a vehicle passage width of 6m, if such portico or porch projects into the mandatory driveway of 6m.	
11	Park & open space	Excluded from FAR calculation	Park & open space will be included for FAR calculation	Amendment of Chapter7, subdivision regulation, 7.2 Clause C
12	Car parking for star hotels	For every 2 rooms. Additional 10% of total requirement shall be reserved as parking for visitors	For every 2 rooms plus additional 1 car parking for every 75 sqm of remaining built up area for visitors and part thereof ( FAR to be considered)	Amendment of Chapter 8, Table 23 Sl. No. 7
13	Car parking for office buildings	Govt / Semi Govt. & Pvt	Govt / Semi Govt., IT, BT & Pvt	
		1 car park per 50 Sqm of floor area	1 car park per 75 sqm floor area along 1Km on either side of metro corridors, 50 sqm of floor areas, in the areas other than metro corridor	

