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**Proceedings of the Government of Karnataka**

Sub: Development of New Integrated Townships in the Bangalore Metropolitan Region (BMR) - Reg.

Read.:1. Letter No. BMRDA/ Sat. Town-01 /2005-06 dated 23.6.2006 of the Metropolitan Commissioner, BMRDA.

2. Proceedings of the meeting held under the chairmanship of Hon'ble Chief Minister on 23-9-2006.

**Preamble**

1. In order to preserve and improve the quality of life for the citizens within the Bangalore Metropolitan Area (BMA) and at the same time to cater to needs of the rapidly increasing population, it is felt necessary to take up development of new integrated urban settlements in Bangalore Metropolitan Region (BMR) that would relieve the pressure on BMA and facilitate balanced urban growth. In this context, the Bangalore Metropolitan Region Development Authority (BMRDA) has proposed the following set of major activities to solve these problems in a planned manner:-
    - a. Development of a series of "integrated townships" focused on one or more economic activity, providing for complete work-home relationship;
    - b. Development of Satellite Towns Ring Road (STRR), Intermediate Ring Road (IRR) and the Radial Roads; and
    - c. Preparation of Interim Master Plans for the various urbanisable blocks in the Metropolitan Region.
  2. For the development of the "new integrated townships", the BMRDA conducted an inter-departmental survey of the Bangalore Metropolitan Region involving the Departments of Revenue, Industries & Commerce, Ecology & Environment, PWD, Karnataka State Pollution Control Board and the concerned Local Planning Authorities. This led to identification of following five potential locations:-
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[Approximate Area in Acres]

Sl. No.	Location of the Townships	Private Lands	Govt. Lands	Total
1	Nandagudi Hobli, Hosakote Taluk	13762	4745	18507
2	Kasaba Hobli, Ramanagaram Taluk	3621	392	4013
3	Bidadi Hobli, Ramanagaram Taluk	6959	2725	9684
4	Solur Hobli, Magadi Taluk	9661	2864	12525
5	Sathanooru Hobli, Kanakapura Taluk	5891	10341	16232
	Total	39894	21067	60961

The locations and areas for the proposed townships were identified based on the following considerations:

- a. Least displacement to human habitations.
- b. Least disturbance to forests and water bodies.
- c. Least acquisition of valuable agricultural lands.
- d. Lower cost for lands.
- e. Far from existing developed locations.
- f. Good connectivity particularly in the wake of the proposed BMR-Satellite Towns Ring Road, BMR-Intermediate Ring Road and Radial Roads.

### 3. Highlights of the Proposed Townships Project

- i. The proposed townships will be independent, self-contained and eco-friendly human settlements. They will be based on integrated land use concepts, centering around one or more specific economic activity with concomitant residential components aimed at promoting work-home relationship. Further, it is planned to have connectivity between the townships and the proposed BMR Ring Roads as also access to the National Highways, State Highways, Railway Stations and the new International Airport.

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- ii. The townships will be developed with proper infrastructure facilities and amenities based on modern technology and environmentally friendly concepts. The focus will be towards making them self contained for all activities.
  - iii. The townships are proposed in the limits of 85 villages having population of about 79,000. In the course of developing the township, it is proposed to integrate these villages in a manner that will ensure conservation of local heritage and also in a manner that is economically and socially viable for the inhabitants. The resource for this will be raised from the revenue generated from the township projects, in conjunction with the available funding from developmental programmes of the various Government and Non-Government agencies and institutions.
  - iv. Project Implementation Period is expected to be 2 years and realisation Period, 5 years.
4. The Executive Committee of BMRDA has deliberated upon the details of the Townships Project and has submitted proposal to take up development of the five township projects with the first township at Bidadi.

The above proposals have been examined and the following orders are issued.

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**Government Order No: UDD 97 BMR 2006, Bangalore Dated 18.10.2006**

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Government hereby approve the proposals for (i) Development of five integrated townships in the Bangalore Metropolitan Region (BMR) by the BMRDA and permit the BMRDA to develop the first Township in Bidadi Hobli as a pilot project. The list of villages proposed for each township is indicated at Annexure-1.

Government also approve the following guidelines in this regard:

**I. BMRDA Integrated Townships:-**

**1. Land Acquisition**

- a. The Karnataka Industrial Areas Development Board (KIADB) shall undertake land acquisition for the BMRDA township projects for and on behalf of the BMRDA and shall levy a service charge of 3% [three percent only] for handling land acquisition.
- b. The KIADB shall commence the land acquisition proceedings for the Bidadi Township project immediately with an initial advance deposit of Rs. 5 (five) crore from BMRDA towards land acquisition compensation. BMRDA shall extend additional deposit to KIADB soon after securing the bid amounts from the selected Private Developer. This Rs. 5 crore corpus with KIADB shall be replenished from time to time, depending upon the progress of land acquisition and actual payment of compensation to farmers.
- c. Given the magnitude of the township projects and ring road projects, it appears desirable to bring in suitable amendments to the BMRDA Act, 1985 for enabling the BMRDA to acquire land for its projects. After such amendments come into place, the options of BMRDA undertaking direct land acquisition as well as acquisition through the KIADB under the provisions of Karnataka Industrial Areas Development Act, 1966 would be utilised, depending upon the time schedule and administrative convenience.

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- d. The Government lands in the designated township areas shall be transferred to the BMRDA on terms that are consistent with provisions of the Land Grant Rules applicable to such cases.
  - e. Land would be released to the Private Developer by BMRDA in installments, to ensure that the project objectives are achieved in the manner envisaged.
  - f. Transfer of lands to the Private Partner will be on Lease cum Sale basis, and the Lease will be converted into Sale for the parcels of lands that are adequately developed in terms of the approved Development Plan.

## 2. The Bidding Process

- a. The Metropolitan Commissioner, BMRDA is permitted to invite Expression of Interest (EOI), Requests for Qualification (RFQ) and Requests for Project Proposals (RFP) through an open global tendering process for selection of the Private Partner. Selection would be based on technical-cum-financial bids. The Private Partner shall invest either on stand alone basis or through a consortium.
- b. The selected Private Partner shall be permitted to deposit the bid amount with the BMRDA in stages/ installments as may be prescribed by the Authority.
- c. The business model proposed is that the private sector developer deposits funds with BMRDA towards:
  - (i) Developed bulk land cost comprising:
    - (a) Land acquisition cost;
    - (b) External infrastructure cost; and
  - (ii) Regional Development Premium.

Items (i)a and (i)b shall be common for all bidders whereas item (ii) shall be the deciding factor among the technically qualified bidders.

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- d. Participation of foreign firms would be subject to the relevant norms/regulations relating to Foreign Direct Investment (FDI).

3. Town Planning Regulations

- a. The proposed townships shall be declared as “Local Planning Areas (LPAs)” and the BMRDA shall be the “Planning Authority” for these LPAs under the Karnataka Town & Country Planning Act, 1961. The LPAs would prescribe zonal planning guidelines and frame the required regulations keeping in view the broad guidelines indicated in Annexure-2. The Private Partner would prepare Draft Master Plan for the township in accordance with the Regulations and obtain approval from the LPA. Developments in the township would be regulated by the LPA in accordance with the approved Master Plan.
- b. The Private Partner shall finance and develop the internal infrastructure as per the approved Master Plan / Zonal Regulations which will include water supply & sanitation, power supply, telecommunication including broadband and internal road network within the township. The standards for these would be as specified by the BMRDA. The Private Partner shall secure firm commitments from agencies such as BWSSB, KUWS & DB etc. Likewise, for power requirements, either a captive plant or arrangements to draw power from an existing supply system on the basis of a firm commitment is required of the developer.
- c. The Private Partner shall also make detailed arrangements for solid and liquid waste management as also the sanitation arrangements for the proposed township. BMRDA shall, in consultation with the Karnataka Compost Development Corporation Ltd. and other competent agencies, provide assistance to the Private Partner for development of bulk solid waste management facility.
- d. The Private Partner shall carve out parcels of land for different usage classifications and carry out further developments / construction either directly or through further sale / lease to downstream developers.
- e. BMRDA would function as the umbrella organization to oversee implementation of the projects and also help create appropriate external infrastructure linkages such as the Intermediate Ring Roads [IRR],
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Satellite Town Ring Roads [STRR], Mass Rapid Transit [MRT] links, Bulk Power / Water supply / Drainage & Waste Management infrastructure etc.

4. Economic Integration of the Land Losers and Local Residents

An innovative and inclusive approach will be evolved to integrate the land losers / local residents into the mainstream of economic activities in the new townships. Apart from development of industrial estates that will facilitate investment by entrepreneurs for different types of industrial activities appropriate to the area, the private partner shall be required to incorporate a certain proportion of social housing for economically weaker sections and lower income groups at reasonable prices. No land loser would be forced to relocate beyond the township.

5. Regional Development

BMRDA shall utilise the receipts from the “Regional Development Premium” for the overall development of the Bangalore Metropolitan Region, including for an integrated and comprehensive development of the towns and villages located on BMR Ring Roads and around the BMRDA Townships and for development of forestry, in conjunction with the resources available developmental programmes of the various Government and Non-Government agencies and institutions.

6. Project Approvals

- a. A dedicated single window platform will be provided by BMRDA to the Private Partner for obtaining the approvals of the various regulatory authorities in respect of township infrastructure and development. All industrial units in the township will follow the normal clearance through the single window platform of the Commerce & Industries Department. Likewise, the local industrial activities for each township will be addressed by the C&I Department.
- b. The development of the Townships shall be in accordance with the various statutory rules, regulations etc., including the KTCP Act, 1961, the environmental laws etc. However, specific guidelines would also be

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notified to ensure adherence to certain minimum standards of planning and regulations. The key components of such guidelines are placed at the Annexure-2. The Private Partner/ Developer/ SPV shall prepare detailed project report based on such rules, regulations and guidelines and submit to the BMRDA for approval.

- c. The Private Partner/ Developer/ SPV shall enter into a Development Agreement with the BMRDA, which will give the details of the rights and liabilities of both parties as well the mechanism for resolution of disputes.

#### 7. Subsequent Townships

For the remaining four townships at Ramanagaram, Sathanur, Solur and Nandagudi, BMRDA would have the options open on implementation through either the “Bid Route” as for Bidadi or by incorporating a “Special Purpose Vehicle (SPV)”, depending upon the experience gained with the first pilot project at Bidadi. In the SPV Model, the BMRDA would hold appropriate minority but controlling interest and a private sector partner would be selected through a transparent global competitive bidding process, to hold majority equity either on stand alone basis or through a consortium. In another alternative, the SPV could be formed with appropriate infrastructure development agencies, which in turn will structure the entire project including modalities of financing the infrastructure development with private sector participation. Other principles as mentioned for the first pilot township at Bidadi in the preceding paragraphs would be adopted for these townships also with suitable modifications, based on experience gained.

#### 8. Project Co-ordination & Monitoring

- a. The progress of implementation of the project by the Private Partner / SPV as the case may be would be monitored by BMRDA and other statutory agencies, to ensure compliance with the project objectives.
- b. The Private Partner / SPV shall provide adequate bank guarantees to the BMRDA to ensure the implementation of various commitments.
- c. BMRDA shall appoint a Special Officer for each of the townships for assisting the Private Partner / SPV in implementation of the project and for monitoring the project implementation.



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9. Maintenance functions

Over a period of time, i.e. when the townships get fully developed, these would be treated as "Urban Area" under the provisions of the Karnataka Municipalities Act, 1964. However, in the initial stages of development and for a specified period, it is proposed to assign to the BMRDA and its officers adequate powers to perform the civic functions of the local bodies during the transition period up to the full development of the new townships. The required legislative amendments shall be examined separately.

By Order and in the name of  
Governor of Karnataka

Sd/-

[ H.Viswanath ]

Under Secretary to Government  
Urban Development Department

Copy to:-

- 1.Compiler, Karnataka State Gazette, Bangalore, with a request to publish the G.O. in the Karnataka Gazette and provide 1000 copies.
- 2.Accountant General, Karnataka circul, Bangalore.
- 3.Chief Secretary to the Government of Karnataka, Bangalore.
4. All Additional Chief Secretaries to the Government of Karnataka.
5. Principal Secretary to the Chief Minister,Vidhana Soudha, Bangalore..
6. Principal Secretaries to the Government, Finance / Home / Infrastructure / Revenue / Public Works / Housing / Commerce & Industry / Forest, Ecology & Environment / Water Resources / Minor Irrigation / Energy / Rural Development & Panchayat Raj / IT & BT / Labour /Kannada Culture, Information & Tourism Departments.
- 7.Principal Secretary and Resident Commissioner, Karnataka Bhavan, New Delhi.
- 8.Secretaries to the Chief Minister.
9. Secretaries to the Government, Urban Development / Revenue / PWD / Forest Ecology & Environment Departments.
- 10.Metropolitan Commissioner, BMRDA.
- 11.Regional Commissioner, Bangalore Region, Bangalore.
12. Commissioner, Bangalore Development Authority.
13. Commissioner, Bangalore Maha Nagara Palike.
14. Chairman, Karnataka State Pollution Control Board.
15. Commissioner for Industrial Development & Director of Industries & Commerce.

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16. Chairman, Bangalore Water Supply & Sewerage Board.
  17. Managing Director, Karnataka Urban Water Supply & Drainage Board.
  18. Managing Director, Karnataka Power Transmission Corporation Ltd.
  19. Managing Director, Bangalore Electricity Supply Company Ltd.
  20. Director General of Police, Karnataka, Bangalore.
  21. Director, Town Planning Department, Karnataka, Bangalore.
  22. Director, Municipal Administration Department, Karnataka, Bangalore.
  23. Deputy Commissioner, Bangalore Rural District.
  24. Deputy Commissioner, Bangalore [Urban] District.
  25. Chief Executive Officer, Zilla Panchayath, Bangalore Rural District.
  26. Chief Executive Officer, Zilla Panchayath, Bangalore [Urban] District.
  28. Spare Copies / Guard File.
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**Annexure-1 to the Government Order No: UDD 97 BMR 2006, Bangalore  
Dated 18.10.2006**

**List of villages in the Proposed Integrated Townships in BMR**

Sl No	Taluk	Hobli	Villages
<b>Bidadi Township</b>			
1	Ramanagaram	Bidadi	Byramangala
2			Bannigiri
3			Hosur
4			K G Gollarapalya
5			Kanchugaranahalli
6			Aralalasanra
7			Kempaiyyanapalya
8			Kanchugaranahalli Kaval
<b>Sathanur Township</b>			
1	Kanakapura	Sathanur	Sathanuru
2			Dalimba
3			Kachuvanahalli
4			Hosahalli
5			Kabbalu
6			Kamasagara
7			Aluru
8			Thailuru Forest
9			Maradevanahalli
10			Halasinamarada Halli
11			Naripura
12			Anamagamanahalli
<b>Ramanagaram Township</b>			
1	Ramanagaram	Kasaba	Mayaganahalli
2			Kempanahalli
3			Darapura
4			Kenjigarahalli

5			Madapura
6			Kethohalli
7			Basavanapura
8			Balaguli
<b>Solur Township</b>			
1	Magadi	Solur	Lakkenahalli
2			Beeravara
3			Koramangala
4			Parvathanapalya
5			Kannasandra
6			Hosahalli
7			Marikuppe
8			Gudemaranahalli
9			Kudulur
10			Chikkasolur
11			Solur
12			Thubarapalya
13			Kalyanapura
14			Somadevanahalli
15			Thattekere
16			Goruru
17			Lingenahalli
18			Ramonahalli
19			Uddandahalli
20			Byadaranahalli
<b>Nandagudi Township</b>			
1	Hosakote	Nandagudi	Nandagudi
2			Chokkasandra
3			Geddalahallipura
4			Ittasandra
5			Ramagovindapura
6			Hindiganala

7			Banahalli
8			Tarabahalli
9			Chikkondahalli
10			K Sathyavara
11			Karappanahalli
12			D Shettihalli
13			Shivanapura
14			Mothakadahalli
15			Gullenahalli
16			Meduru
17			Giddanahalli
18			Kondarahalli
19			Beerahalli
20			T Agrahara
21			Bhavapura
22			Nelavagilu
23			M Hosahalli
24			Hosavenkatapura
25			Bisanahalli
26			Cheemasandra
27			Siddnahalli,
28			Hosadimbahalli
29			Srinivasapura (Be.)
30			Obalahalli
31			Sarakanuru
32			Muddanahalli
33			A Vaddahalli
34			Bhuvanahalli
35			S. Vaddahalli
36			Dimbahalli

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Note:- BMRDA may add some more villages for acquisition in one or more of these townships, depending on the assessment of additional requirements.

Sd/-

[ H.Viswanath ]

Under Secretary to Government  
Urban Development Department

**Annexure- 2 to the Government Order No: UDD 97 BMR 2006, Bangalore  
Dated 18.10.2006**

**GUIDELINES FOR DEVELOPMENT OF NEW INTEGRATED TOWNSHIPS IN  
BANGALORE METROPOLITON REGION**

**1. APPLICABILITY:** These guidelines would be part of Zonal Regulations of the Local Planning Area (LPA) to be declared under the Karnataka Town & Country Planning Act 1961 (the KTCP Act).

**1.1. PLANNING CHARECTERISTICS:**

a. The Township Project shall be an integrated project. Accordingly, the Development Plan for the Township shall provide for the various types of land uses such as (i) Residential, (ii) Commercial, (iii) Educational, (iv) Civic Amenity Spaces, (v) Health care facilities, (vi) Parks, (vii) Gardens & play grounds, (viii) Public Utilities, (ix) Economic infrastructure in manufacturing / service / trade & commerce etc. The broad land use pattern shall be as follows:

Economic activities:	25%
Residential:	25%
Park and open spaces:	15%
Civic Amenity spaces:	10%
Others (Roads, Utilities etc.):	25%

b. The Township Project shall protect and nurture the bodies and structures such as forests and water bodies, historical and archeological monuments, heritage precincts and places that are declared to be protected and preserved by statutory authorities.

**2. INFRASTRUCTURE FACILITIES**

The entire Township shall be an integrated one with all facilities within the boundaries of declared townships. All the on-site infrastructure, such as but not limited to roads, power supply including street lights, water supply, solid waste & sewerage management and surface and underground drainage system shall be provided and

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maintained by the developer till a statutory urban local body is constituted for such area.

- a) **Water supply**: The Development Plan shall be required to identify adequate and suitable source for drinking water and shall include firm commitments from appropriate water supply agencies/ authorities for meeting the daily potable water requirement of minimum 70 liters per capita per day (lpcd), exclusive of requirement of water for industrial/ commercial uses, fire fighting, gardening and other miscellaneous uses. The overall requirement shall be estimated in the range of 180 – 235 lpcd inclusive of both residential and non-residential demands. The storage capacity of the same shall be at least 1.50 times of the actual required quantity as determined by expected population (both resident and floating). The developer would be required to develop proper internal distribution and maintenance systems.

The Development Plan shall specially undertake rain water harvesting, ground water recharging and waste water recycling projects within the Township. It shall also strictly abide by the norms and rules relating to extraction of water from natural sources including underground aquifers.

- b) **Drainage and Garbage disposal**

The Development Plan shall provide for suitable and environment friendly arrangements for the treatment and disposal of sewage and solid waste as per norms of the Karnataka State Pollution Control Board (KSPCB).

The Development Plan shall provide for supply of recycled / treated sewage for non-potable uses such as gardening. The developer shall put in place an efficient and eco-friendly solid and liquid waste disposal system by adopting the recycling-cum-bio-degradation system.

- c) **Power Supply**: The Development Plan shall ensure continuous and quality power supply to the township area. It may source the power from any existing supply system or may go in for captive power generation with the approval from competent authority. If power is drawn from any existing supply system, the
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developer shall, before commencement of development, procure a firm commitment of power supply for the entire township from the local electricity supply company (ESCOM).

- d) **Storm Water Drains Network**: The drainage system should be designed based on the soil conditions such as the water absorption capacity of the soil, area of open spaces and the various types of land uses. The storm water drainage system should be designed for 1.2 to 2.5 cm of rainfall per hour.

### 3. **Environmental Protection**

The development contemplated in townships shall not cause damage to ecology and environment and in no case it shall involve topographical changes, changes in alignment and cross section of existing water sources, if any, in the township area or adjacent to township area. The developer shall obtain the required environmental clearance from the competent authority.

#### **Creation & Maintenance of Green cover**

- a. The Township shall provide at least 15% of the total area as park / garden / playground with proper landscaping. The open spaces designated in the Township shall be duly developed and maintained by the developer and handed over to the BMRDA/LPA free of cost after full development of the township. This amenity shall be open to general public without any restriction or discrimination.
- b. In addition, the developer shall provide a green belt of 15 metres on either side of the main roads and of suitable width in respect of other roads.
- c. In the Economic infrastructure Zone/ Residential Zone and No Development Zone, trees at the rate of a minimum 150 Nos. and 400 Nos. per hectare shall be planted and maintained by the developer.

### 4. **CONCESSIONS FOR TOWNSHIPS**

The objective of development of the townships being the decongestion of the core City of Bangalore, it is proposed to extend certain incentive and concessions to the developers/ end users, with a view to make the physical shift from Bangalore to the Townships more attractive. These concessions are as follows:

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- a) **Government Land:** Government lands available within the township area shall be provided to the developer through the BMRDA at a price to be determined by the Authority.
- b) **Floor Area Ratio (FAR):** The Zonal Regulations may provide additional/ premium FAR for designated uses within the township area for specific class of uses such as star category hotels, hospitals, commercial complexes, multiplexes, shopping malls, etc. on a case by case. The Planning Authority may prescribe specified fee for such additional FAR.
- c) **New Industrial Policy 2006:** Such of the concessions as are available under the New Industrial Policy 2006 for such projects may be applied for. The approvals for such concessions under New Industrial Policy will be given with the prior concurrence of Commerce & Industries and Finance Departments, Government of Karnataka.

## **5. GENERAL NORMS FOR DIFFERENT LAND USES**

The overall planning of the integrated township shall be such that the project adequately meets detailed norms and specifications indicated in this annexure including the following:

- a. **Residential:** The residential area should be well defined in clusters or neighborhoods or in a plotted development with proper road grid. Out of the total area of the township, not more than 25% of the area may be used for purely residential development.
- b. **Commercial:** The commercial area shall be suitably distributed within the township area, providing for ease of trade / commerce / shopping / community utilities / centers.
- c. **Educational:** Comprehensive infrastructure to support multi level educational systems right from pre-schooling to higher and professional courses in diverse segments shall be planned and provided for the township population.
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- d. **Civic Amenity Spaces**: The area allocation for amenity space providing for amenities like market, essential shopping area, recreation centers, cultural / community centers, town hall, library, etc., shall be not less than 10% of gross area with even placement.
- e. **Health Facilities**: Adequate area allocation for housing comprehensive health facilities shall be earmarked and provided.
- f. **Parks, Gardens and Play grounds**: At least 15% of the total area shall be provided for parks / gardens / play grounds. This shall be exclusive of the statutory open spaces to be kept in smaller internal layouts and shall be distributed evenly in all residential clusters and the access shall be kept open to all general public.
- g. **Public Utilities**: Appropriate area allocation shall be provided for (i) power receiving station / substation, (ii) water supply system (iii) sewerage and garbage disposal system; (iv) police station, (v) public parking, (vi) cemetery/cremation grounds, (vii) bus station, (viii) fire station (ix) telecommunication utilities, (x) Social / Cultural centers and other public utilities, as per requirements.
- h. **Transport and communication**: The entire area of township shall be well knitted with proper road pattern with bus bays at appropriate places, taking into consideration the linkages with existing roads within the Township and outside area as well. All such roads shall be developed by the developer as per IRC standards and road widths as given below:
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| (i) Internal Roads                                  | - a minimum width of 12 mts.                                    |
| (ii) Main roads                                     | - a minimum width of 18 to 24 mts                               |
| (iii) Ring Roads and major access roads             | - four lane with a minimum of 33 mts & a median for road safety |
| (iv) Foot Paths                                     | - Minimum of 5 mts. on either side                              |
| (v) Space for avenue trees<br>[excluding foot path] | - Minimum of 3 mts on either side                               |
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(vi) Designated cycle path - Minimum of 3 mts on either side

- g. **Footpaths:** The footpaths shall not house any amenities / public facilities. All the footpaths shall be free from any structure or growth including trees and plants and should be available for unhindered use by the walkers.
- h. **Economic Infrastructure:** In the integrated township area, lands required for commercial / industrial / service activities as may be chosen for the respective thematic township shall be earmarked. Such earmarked space upon development shall be allotted by the developer in favour of projects approved by the State level Single Window Clearance Committee or the State High Level Clearance Committee etc. as the case may be.
- i. **Parking facilities:** Parking of vehicles on the public roads shall be totally avoided. Adequate parking shall be provided as per the prevailing standards in all public buildings and complexes such as the commercial buildings, hotels, restaurants, educational institution, health related institutions, town halls, marriage halls, clubs, bus stands, MRTS etc. For buildings having mixed uses, adequate space shall be provided for visitors' parking, within the premises.
- j. **Other Conditions / Stipulations:**
- i. All the amenities referred to above shall be inclusive of designated amenities and amenity space required as per regulations of Zonal Plan.
  - ii. All the roads in the township area, major as well shall be developed and maintained by developer and the same shall be always open for general public without any restrictions there upon.
  - iii. The Township shall provide for all categories of housing.
  - iv. The Developer shall be responsible to ensure that the Township remains free of slums and unauthorised developments.
  - v. The Development Plan shall earmark adequate and appropriate land-fill sites for disposal of solid waste including adequate land for transfer stations both within and outside the township area and give an appropriate plan of action for implementation of such a scheme.

## 6. **DEVELOPMENT CONTROL REGULATIONS**

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- i. Prevailing regulations of sanctioned Zonal Plan shall be applicable mutatis mutandis, except those expressly provided in these guidelines.
  - ii. The total built up area / FAR of entire gross area of the township, will be determined for different zones. Inter-se flexibility will be permitted to the developers in deployment of the overall FAR within the components of township for commercial exploitation.
  - iii. Height of building shall be as specified in Zonal Regulation, further subject to fire safety guidelines.
  - iv. In respect of each integrated township, the structural designer of principal developer / subsidiary developer shall submit a declaration with project report to the Authority about the construction of building as below:

"I hereby confirm that the proposed construction of ..... (specify the structure, location and category) in the township are as per norms as specified by Bureau of Indian Standards, for the resistance to earth quake, fire safety and natural calamities"
  - v. High-rise flatted residential developments would be encouraged.

#### **7. SALE PERMISSION:**

It would be incumbent on the part of the developer firstly to provide for basic infrastructure before lease / sale of plot / flat / built space. The plots / earmarked for amenities, facilities, and utilities shall be simultaneously developed phase wise along with commercial / industrial / residential / allied development.

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**8. PROCEDURE:**

(i) **Letter of Intent:** Upon selection of the developer through an open transparent competitive bidding process, or a private sector joint venture partner for the special purpose vehicle (SPV) through a similar competitive bidding process, the selected developer or the SPV, as the case may be, shall submit a comprehensive master plan / detailed project report for the township as per guidelines and along with environmental clearance from competent authorities to the BMRDA / LPA. Subject to compliance of the town planning guidelines, the developer / SPV would be issued with a formal Letter of Intent / Approval to proceed with implementation of the project.

(ii) **Final Approval:** The Developer shall, within 3 months of the issue of the Letter of Intent / Approval of his selection, submit the Development Plan of the township area, sector-wise detailed plans for final sanction to the Local Planning Authority, along with the prescribed pro forma of agreement and bank guarantee of 15% of its development costs. The Development Plan shall be accompanied with the relevant supporting documents including (a) Environmental Clearance, (b) Layout and building plans showing all details of area utilized under roads, open spaces for parks, garden and playground amenities (c) detailed layout plan, building plans of all development with area of all sector and individual plots and built up area/ FAR proposed on each sector and plot (d) detailed report comprising expected population, requirement of amenities and proposed amenities with reference to prevailing planning standards prescribed by the Authority (e) details of zoning of all areas included in the scheme boundary (f) details of FAR / total built up area proposed to be utilized in the project (g) details of eco-friendly amenities proposed to be provided (h) plan showing road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, cycle paths, subways with area details (i) details of solid waste management plan (j) plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system (k) details of water drainage scheme (l) details of fire safety mechanism / infrastructure.

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**7. IMPLEMENTATION & COMPLETION**

- a. Development of Basic infrastructure and amenity shall be completed by the developer to the satisfaction of the BMRDA / LPA as per phases of scheme.
- b. The BMRDA/Planning Authority may seek suitable bank guarantee from the Developer to ensure achievement of the various commitments.
- c. Transfer of land from the BMRDA to the Developer shall be on Lease-cum-Sale basis and shall be converted into freehold ownership upon completion of the project in all respects.

**8 INTERPRETATION**

In all matters of disputes with regard to interpretation of the clauses of any of these regulations, the matter will be referred to the authority (BMRDA) whose decision shall be final.

Sd/-

[ H.Viswanath ]

Under Secretary to Government  
Urban Development Department