

**i. Setbacks:**

The minimum set back required on all the sides of a building, maximum plot coverage, maximum FAR, maximum number of floors, maximum height of building that are permissible for different dimensions of sites and width of roads, other requirements of buildings are set out in Tables given below:

**Table - 10**  
**Minimum Setbacks for buildings (except Industrial) up to 12.0 m. in height**

**a. For Residential / Commercial use buildings**

| Sl. No. | Width/Depth of Site (m) | Width of Site  |               | Depth of Site  |               |
|---------|-------------------------|----------------|---------------|----------------|---------------|
|         |                         | Right Set Back | Left Set Back | Front Set Back | Rear Set Back |
| 1       | Up to 6m                | 0.5m           | 0             | 0.5m           | 0             |
| 2       | Above 6m                | 8%             | 8%            | 12%            | 8%            |

**b. For Transportation & Communication / Public Utilities/Public & Semi-Public use buildings**

| Sl. No. | Width/Depth of Site (m) | Width of Site  |               | Depth of Site  |               |
|---------|-------------------------|----------------|---------------|----------------|---------------|
|         |                         | Right Set Back | Left Set Back | Front Set Back | Rear Set Back |
| 1       | Up to 9m                | 1.00m          | 0             | 1.25m          | 1.0m          |
| 2       | Above 9m                | 12%            | 12%           | 15%            | 12%           |

**Note:**

- a. For Residential, Commercial, Public and Semi-public, Transportation & Communication, Public utility buildings, above 12.0 m in height, the setbacks shall be insisted as per Table – 11.
- b. For Residential sites up to 120 sq. m.
  - i. Open staircase shall be permitted in the side setbacks, but there shall be a minimum open space of 0.50 m from the side boundary and 1.0 m from the front and rear boundary of the site.
  - ii. Toilets minimum of 1 m x 1.5 m and not exceeding 1.5 percent of the plot area can be permissible only in rear set back.
  - iii. When minimum set back of 1.5 m is left on the right side, a scooter garage may be permitted at the backside limiting the depth of the garage to 3.0 m.

- c. Considering the extreme climate in Sirsi covering of terrace using truss and sheets may be permitted subject to all sides of the terrace kept open (except for parapet walls of maximum 1.25m height) and such area shall not be considered for FAR and height of the building. However, if the sides are covered with walls/windows, such covered portion shall be considered for FAR and for calculating the height of the building.

**iv. Maximum Plot Coverage, Floor Area Ratio and Road Widths for Different Types of Buildings:**

**Table – 12**  
**For All Types of Buildings (Except Industrial Buildings)**

| Plot area in Sqm.     | Maximum Plot Coverage                 | Permissible FAR | Minimum Road Width in m. |
|-----------------------|---------------------------------------|-----------------|--------------------------|
| Up to 250             | 75%                                   | 2.00            | Up to 6                  |
| Over 250 up to 1000   | 70%                                   | 2.50            | Above 9 up to 12         |
| Over 1,000 up to 5000 | 60%                                   | 3.00            | Above 12 up to 18        |
| Over 5000             | As per development plan table-12 & 13 |                 |                          |

**Table – 13**  
**Regulations for Flatted Factories**

|                     |   |                                                              |
|---------------------|---|--------------------------------------------------------------|
| 1. Minimum plot     | : | 1,000 sqm.                                                   |
| 2. Maximum plot     | : | 40 %                                                         |
| 3. FAR.             | : | 1.50 up to 9 m. road width and 1.75 above 9.0 m. road width. |
| 4. Minimum setbacks | : | a. Front 8.00 m<br>b. Rear 4.50 m.<br>c. Sides 4.50 m.       |

**Table – 14**  
**FAR and Ground Coverage in Industrial Buildings (General)**

| Sl. No | Size of the Plot (sq m) | Ground Cover | Floor area Ratio | Setbacks |                |
|--------|-------------------------|--------------|------------------|----------|----------------|
|        |                         |              |                  | Front    | Rear and Sides |
| 1      | Up to 500               | 75%          | 1.50             | 4.50     | 4.50           |
| 2      | Above 500 up to 1000    | 60%          | 1.25             | 4.50     | 4.50           |
| 3      | Above 1000 up to 3000   | 50%          | 1.00             | 6.00     | 6.00           |
| 4      | Above 3000              | 45%          | 1.00             | 10.00    | 8.00           |

Note:

a) After leaving minimum setbacks as per the above table if the remaining portion of the plot cannot be used for erecting a meaningful building, the authority may insist for setbacks as in table.10 or table.11.

### viii. Parking Regulations

#### a. Parking space standards:

1. Each off-street parking space provided for vehicles shall not be less than (2.5 x5.5 m) 13.75 sq m area.
2. The minimum width of the driveway shall be 3.5m wide.
3. For building of different uses, off-street parking spaces for vehicles shall be provided as stipulated in Table-15.

**Table – 15**  
**Off-street parking spaces**

| Sl. No. | Occupancy                                            | Minimum one parking space of for every                                                                  |
|---------|------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 1.      | <b>Multi-family residential</b>                      | i. 2 tenements each having a floor area of less than 75 sqm<br>ii. Tenement exceeding 75 sqm floor area |
| 2       | Lodging establishments, tourist homes                | 100 sqm floor area                                                                                      |
| 3       | <b>Educational</b>                                   | 175 sqm floor area                                                                                      |
| 4       | a. Hospital<br>b. Nursing homes                      | i. 125 sqm floor area or fraction thereof<br>ii. 75 sqm floor area or fraction thereof                  |
| 5       | Assembly/Auditorium/ Kalyana Mantapa/ Community Hall | 50 sqm floor area                                                                                       |
| 6       | Public & Semi-public buildings/                      | 100 sqm floor area                                                                                      |
| 7       | Office building /IT & BT                             | 75 sqm floor area                                                                                       |
| 8       | Commercial / Banks                                   | 75 sqm of floor area                                                                                    |
| 9       | Industrial                                           | i. 100 sqm floor area<br>ii. One lorry parking (3.5 x 7.5m) for every 1000sq m                          |
| 10      | Storage                                              | i. 100 sqm<br>ii. Additional one loading / unloading bay (3.5mx7.5m) for every 1000sq m                 |

|    |                                      |                                                                                                                      |
|----|--------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 11 | Restaurant serving food and beverage | 100sq m of floor area                                                                                                |
| 12 | Hostels                              | i. 5 Rooms in case of Professional colleges/working men and women hostels.<br>ii. 10 rooms in case of other colleges |
| 13 | Recreational clubs                   | 75 sq m of floor area                                                                                                |

b. Note on off-street parking:

1. Plots up to 100 sq m in the case of Commercial building, parking spaces need not be insisted.
2. Additional parking for part area shall be provided when the part area exceeds 50% of the prescribed limits and standards.
3. 50 % setback area (towards building) may be considered for parking requirement.
4. Off- street parking space shall be provided with adequate vehicular access to a street, and the area of drive aisles and such other provision required for adequate manoeuvring of vehicles shall be exclusive of the parking spaces stipulated in these regulations.
5. Parking may be permitted in the setback areas, provided a minimum of 3.0m shall be left free from the edge of the building in case of G+3 floors and a minimum of 6.0m in case of buildings which are G+4 floors or more.
6. When multilevel car parking (MLCP) is proposed on a plot as independent activity, there shall not be any limitation for FAR or height of the building subject to condition that they satisfy Fire and Airport authority restrictions wherever applicable.
7. Parking provision through building on Stilts:

Stilt parking if enclosed, it shall be considered for reckoning of FAR; When stilt parking is provided the height shall not exceed 2.40m. from the floor to the bottom of the roof slab / beam / ceiling (whichever is less) and the height shall be considered for calculating the total height of the building.