

TOWN PLANNING SECTION

Introduction :

Town Planning Section of Bruhat Bengaluru Mahanagara Palike was formed to regulate the buildings as per Chapter XV of KMC Act 1976. The Town Planning Section deals with sanction of building plans, issue of Commencement Certificate and Occupancy Certificate.

The section is headed by Additional Director of Town Planning and supported by Two Joint Directors at Head Office and Asst. Directors at Zonal Office.

Objectives :

- Sanction of Building plans, issue of Commencement Certificate & Occupancy Certificate as per the provisions of Zoning Regulations of Revised Master Plan-2015 and Building Bye-laws.
- Preparation of Building Bye-laws
- Furnishing Technical opinion on Town planning issues.
- Registration of Architects / Engineers / Supervisors at Head Office
- Furnishing Technical opinion of Transfer of Development Rights
- Any other work referred by Commissioner.

Plan sanction and issue of Commencement Certificate are done at three levels –

- Head Office
- Zonal Office
- Sub Division Office

Bruhat Bangalore Mahanagara Palike presently comprises of 8 Zones within its jurisdiction

- East
- West
- South
- Bommanahalli
- Yelahanka (Byatarayanapura)
- Dasarahalli
- Mahadevapura
- Rajajeshwari Nagar

The power delegation as below:-

1. **Head Office** – For sanction of all building plans with height exceeding 15.0 m or B+G+4 UF and more. The Town Planning section at the head office is headed by Additional Director (Town Planning) and supported by 2 Joint Directors (Town Planning) , Commissioner is the plan sanctioning authority.
2. **Zonal Offices** – For sanction of all building plans with a maximum height of upto 15.0 m or B+G+M+3 UF. At Zonal Offices Asst. Director of Town Planning is assisting the Addl.Commissioners / Joint Commissioners in building plan approval process.
3. **Suvarna Paravanige** – For sanction of Residential plan on sital area upto 4000 sft. within 3 working days. The Suvarna Paravanige counters are situated at the Zonal offices of BBMP it is headed by Asst. Director of Town Planning

Action against building violations:

In order to take action against building violations, powers have been delegated as below as per latest Commissioner Circular No. B12(1) /PR/223/2010-11, dated: 29-06-2015.

- For all types of building plans sanctioned at all levels, Asst. Executive Engineer of concerned sub-division is entitled to take action as per KMC Act 1976.
- The Executive Engineer concerned division is entitled to issue demolition order as per section 462 of KMC Act.