

More room for residential layouts around airport

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BANGALORE: Half the area has been reserved for residential purpose, while less than 4% is earmarked for the industrial sector. Bangalore International Airport Area Planning Authority's recently announced masterplan 2021 was expected to give much-awaited boost to industrial development around the airport. With this announcement, proposals awaiting the government's nod will now be put on the fast track.

Of the 14,627.63 hectares identified under the master-plan, 7,284.34 hectares has been reserved for residential purpose. This constitutes 49.80% of the total area. For industrial and commercial purposes, 566.70 hectares (3.87%) and 470.33 hectares (3.23%) has been respectively earmarked. And to perhaps escape criticism, BIAAPA has reserved 1,841.89 hectares (12.59%) of the area for parks and open spaces.

Karnataka Town and Country Planning Act, 1961, empowers the urban development department to chart out development of the international airport region. Accordingly, Masterplan 2021 was approved by the government. Guidelines for plot coverage, floor area ration, building line and space for parking are defined in the plan.

The proposed Satellite Town Ring Road, Intermediate Ring Road, Town Ring Road and expressways around the airport are also included. A good amount of the area -- 1,982.61 hectares (13.55 %) -- is reserved for transportation. Apart from the area already identified under the plan, 1,800 hectares of a special agriculture zone exists in the region. The plan permits construction of housing facilities in the zone exclusively for BIA, Airports Authority of India and Central Industrial Security Force personnel.