Revised Master Plan 2015

BANGALORE

2007

Volume – III

ZONING OF LANDUSE AND REGULATIONS
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Dated: 22 – 06 - 2007 as part of the Revised Master Plan 2015)

With amendments of : -

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4. No. UDD 112 MNJ 2015, Bengaluru, Dated : 29.09.2018.
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BANGALORE DEVELOPMENT AUTHORITY,
BANGALORE

ABBREVIATIONS

BDA	Bangalore Development Authority
BEL	Bharat Electronics Limited
BBMP	Bruhat Bangalore Mahanagara Palike
BMTC	Bangalore Metropolitan Transport Corporation
BPO	Business Process Outsourcing
BSUP	Basic Services for Urban Poor
BT	Bio Technology
BWSSB	Bangalore Water Supply & Sewerage Board
CDP	Comprehensive Development Plan
CITB	City Improvement Trust Board
CMC	City Municipal Council
CPS	Coordinated Planning Scheme
EWS	Economically Weaker Section
FAR	Floor Area Ratio
IT	Information Technology
KHB	Karnataka Housing Board
KIADB	Karnataka Industrial Area Development Board
Lpcd	Litre per Capita per day
MPVR	Master Plan Vision Report
MLCP	Multi level Car Parking
NH	National Highway
PRR	Peripheral Ring Road
R&D	Research & Development
RMP	Revised Master Plan 2015
Rs	Rupees
SH	State Highway
TDR	Transferable Development Rights
TGR	Tippagondanahalli Reservoir
TMC	Town Municipal Council
ZR	Zonal Regulations

TECHNICAL TERMS AND DEFINITIONS

The following terminology is adopted:

1. **Amalgamation:** Combining two or more plots as a single plot.

2. **Amenities:** Means roads, open spaces, parks, recreational grounds, gardens, water supply, electric supply, lighting, sewerage, drainage and conveniences.

3. [5]**[~~Apartment: Means one or two buildings containing or meant for multifamily dwellings and contains more than four units in a building.~~ Apartment Building or Group Housing or Multi-Dwelling Unit Building;** means one or more buildings, containing or meant for multi-family dwelling and contains more than four dwelling units.][5]

4. **Auditorium:** Premises having an enclosed space to seat audience and stage for various performances such as concerts, plays, music, etc.

5. **Authority:** Authority means Bangalore Development Authority

6. **Boarding house (service apartment):** is a premise in which rooms are let out on a long term basis as compared to hotels.

7. **Bifurcation**: Means bifurcation of a plot into two.

8. **Bus depot**: A premises used by Public transport agency or any other agency for parking, maintenance and repair of buses. This may or may not include the workshop.

9. **Building line:** Means the line up to which the plinth of a building may lawfully extend within the plot on a street or an extension of a street. No overhead projections are allowed beyond the building line.

10. **Building setback: M**inimum distance between any building or any structure from the boundary line of the plot.

11. **Bus terminal:** A premises used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.

12. **Clinic:** A premises used for treatment of outdoor patients by a doctor. In case of poly clinic, it shall be managed by a group of doctors

[5] No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019

13. **Clinical laboratory:** A premises used for carrying out various tests for diagnosis of ailments.

14. **Community hall:** Premises having enclosed space for various social and cultural activities without any cooking facility.

15. **Corner site:** Means a site at the intersection of two roads and facing two or more roads /streets.

16. **Development Plan:**

- [9][~~**Residential development plan:** Plan containing proposal for construction of one or more residential buildings on a plot measuring more than 20,000 sq m in extent.~~
- [5][~~**Non Residential development plan:** Plan containing proposal for construction of one or more commercial buildings on a plot size measuring more than 12,000 sq m in extent. **Non residential Development Plan;** means a plan containing proposal for construction of one or more commercial buildings on a plot size measuring more than 20,000 square meter in extent.~~]~~5~~ "Development Plan" means the plan sanctioned under section 17 of the Act for construction of one or more buildings on a single plot having extent more than 10000 square meter, under Chapter 7.

  Note: The sanction under section 17 of the Act for single plot upto 10000 square meter in extent shall be as per the provisions of Chapter 6-A of these regulations.]9

17. **Dharmashala:** is a premise where temporary accommodation for short duration is provided on non profit basis**.**

18. **Drains:** The drains have been categorized into 3 types namely primary, secondary and tertiary. These drains will have a buffer of 50, 25 and 15m (measured from the centre of the drain) respectively on either side. These classifications have been used for the drains newly identified while finalizing the RMP 2015.

19. **Dwelling unit:** Used primarily to describe the equivalent household in buildings.

20. **Frontage:** Frontage means the width of the site abutting the access road.

21. **Gas godown**: Premises where cylinders of cooking gas are stored.

22. **Guest house:** is a premise for housing the staff of Government, semi government, public undertaking and private limited company for short duration.

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9 No. UDD 272 MNJ 2025 (E) Bengaluru, Dated: 16.07.2025

5 No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019

23. **High density development:** This includes star hotels, shopping malls, multiplexes, commercial complexes, IT and BT.

24. **Height of building:** Means the vertical distance measured, in the case of flat roofs, from the average level of the ground around and contiguous to the building up to the highest point of the building and in case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in case of gables facing the road, the mid point between the eaves level and the ridge.

25. **High rise building or Multi-Storeyed Building**: Means a building of a height of [3][[2]~~[15.0 meters and more or G+4]~~3 24 meters or more]2 above the average surrounding ground level.

26. **Hospital:** A premises providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients.

27. **Hotels:** A premises used for lodging on payment with or with out boarding facilities.

28. **Integrated residential schools:** A premises having educational and playing facilities for student's up to XII standard. It shall have boarding facilities and may have residence for faculty members.

29. **Junk yard**: Premises for covered, semi covered, or open storage including sale and purchase of waste goods, commodities and materials.

30. **Kalyana Mantapa:** Premises where marriages, social and religious functions are conducted with cooking facilities.

31. **Lodging house:** is premises used for lodging on payment.

32. **Mezzanine floor:** Means intermediate floor between ground floor and first floor only. The area of the mezzanine floor shall not exceed 1/3 rd of covered area of ground floor.

33. **Nursing home:** A premises having medical facility for indoor and outdoor patients, having up to 30 beds, it shall be managed by a doctor or a group of doctors on commercial basis.

34. **Park**: A premises used for leisure, recreational activities, it may have a related landscaping, parking facilities, public toilet, fence etc. It includes synonyms such as lawn, open space, green, etc.

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2 No: UDD 105 MNJ 2008, Bangalore, Dated:11-12-2014.

3 No: UDD 105 MNJ 2008, Bangalore, Dated:20/03/2015.

35. **Playground**: A premises used for outdoor games, it may have on it landscaping , parking facilities, public toilet, etc

36. **Recreational club:** Premises used for assembly of a group of persons for social and recreational purposes with all related facilities

37. **Repair shop:** A premises similar to retail shop for carrying out repair of household goods, electronic gadgets, automobiles, cycles, etc.

38. **Retail shops:** A premises for sale of commodities directly to consumer with necessary storage.

39. **Restaurant**: A premises used for serving food items on commercial basis including cooking facilities, with covered or open space or both having seating arrangements.

[9][**39-A "Single Plot"** means a plot defined under clause (8) of section 2 of the Act and approved under section 17 of the Act as single plot:

Provided that a plot with or without building having a duly assigned identity number in the relevant property or land record system shall only be considered for single plot approval.

Provided further that a sub-divided piece of land or plot not having a duly assigned identity number in the relevant property or land records system shall not be considered for single plot approval.

Provided also that a plot or land with or without building already carved out of a plot or land, including converted land split into small parcels, and with respect to which there is a transaction through a registered deed on or before the date of commencement of the Zonal Regulations of the Revised Master Plan, 2015 of the Local Planning area of Bangalore (Amendment) Regulations, 2025, shall be considered for single plot approval.]9

40. **Stilt Parking**: Building constructed with stilt area of non habitable height ([11][~~less than 2.4mtrs~~ upto 3m]11), used for parking.

41. **Whole sale**: a premises where goods and commodities are sold, delivered to retailers, the premises include storage / godown, loading and unloading facilities.

42. **Villa:** An independent house /dwelling on a given plot.

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[9] No. UDD 272 MNJ 2025 (E) Bengaluru, Dated: 16.07.2025.

[11] No. UDD 31 MNJ 2022(E) Bengaluru, Dated:01.08.2025.

TABLE OF CONTENTS PAGE NO.

List of tables 8

Framework and Objectives of the Vision Document 9

Chapter 1: Introduction 10

1.1 Spatial extent of land use zoning regulations 10

1.2 Land use zone categories 10

1.3 Zonal boundaries and interpretation 11

Chapter 2: List of Land Use categories permissible in various zones 12

Chapter 3: Regulations applicable to all zones 20

Chapter 4: Regulations for main land use Zones..... 35

4.1. Residential (Main) 36

4.2. Residential (Mixed) 39

4.3. Commercial (Central) 42

4.4. Commercial (Business) 43

4.5. Mutation Corridors 44

4.6. Commercial Axes 45

4.7. Industrial (General) 46

4.8. Industrial (Hi-Tech) 47

4.9. Public and Semi Public (P&SP) 48

4.10 Traffic and Transportation (T&T) 49

4.11 Public Utilities (PU) 51

4.12 Park and Open Space (P) 52

4.13 Agricultural Land (AG) 55

4.14 Unclassified (UC) 56

CHAPTER 5: Planning Perimeters & Schemes 57

CHAPTER 6: Subdivision regulations 58

CHAPTER 6-A: Single Plot Approval Regulations……...61

CHAPTER 7: Regulations for Residential and Non Residential Development Plan

7.10 Regulations for Residential Development Plan 63

7.20 Regulations for Non Residential Development Plan & Flatted Factories 63

CHAPTER 8: Parking Requirements and Norms ……. 66

CHAPTER 9: Fire protection Requirements & Safety Measures against Earthquake …… 69

CHAPTER 10: Transfer of Development Rights (TDR) ……. 72

CHAPTER 11: Premium F.A.R Granted By Levy Of Premium Charges …….. 76

APPENDIX I: Building lines specified for various Roads 83

APPENDIX II: Affidavit to be submitted by the Architect/Engineer/Planner… 86

APPENDIX III: TDR application format. 87

APPENDIX IV: DRC register format. 88

APPENDIX V: Undertaking by the applicant. 89

APPENDIX VI: Affidavit to be given by the owner. 90

APPENDIX VII : DRC utilisation form. 91

APPENDIX VIII: Development Rights Certificate. 94

APPENDIX IX: Impact Zone Premium FAR. 95

LIST OF TABLES

Table 1: Permissible land uses in Residential Category
Table 2: Permissible land uses in Commercial Category
Table 3: Permissible land uses in Industrial Category
Table 4: Illustrative list of uses in the Industrial (I-1) category
Table 5: Permissible land uses in Transportation Category
Table 6: Permissible land uses in Public and Semi public category.
Table 7: Space standards for various buildings/uses
Table 8: Setbacks for building up to a Height of 12m & Plot size of up to 4000sq.m
Table 9: All round setbacks for buildings with a total height above 12m
Table 10: FAR and Ground Coverage in Residential (Main)
Table 11: Plot Size and Ancillary uses permissible in Residential (Mixed)
Table 12: FAR and Ground Coverage in Residential (Mixed)
Table 13: FAR and Ground Coverage in Commercial (Central)
Table 14: FAR and Ground Coverage in Commercial (Business)
Table 15: FAR and Ground Coverage in Mutation Corridors
Table 16: FAR and Ground Coverage in Industrial (General)
Table 17 FAR and Ground Coverage in Industrial (Hi-Tech)
Table 18: FAR and Ground Coverage in Public and Semi public
Table 19: FAR and Ground Coverage in Traffic and Transportation
Table 20: FAR & Ground coverage for Residential Development Plan on a sital area of above 20,000sqm.
Table 21: FAR & Ground coverage for Non Residential Development Plan and Flatted factories on a sital area of above 12,000sqm
Table 22: FAR and Ground coverage for Integrated Township.
Table 23: Parking requirements
Table 24: Fire protection requirements—Width and number of exits for various occupancies.
Table 25: TDR utilization table for deferent zones.
Table 26: Building lines specified for various roads

FRAMEWORK AND OBJECTIVES

The Revised Master Plan 2015 vision document envisages a compact, balanced and equitable, urban growth for the city. In order to guide such growth, the Revised Master Plan 2015 uses the proposed land use Plans and zonal regulations.

Zonal Regulations are an integral part of the Revised Master Plan - 2015 and are required to be read with the Proposals as detailed in proposed land use plans.

The Local Planning Area is delineated into 47 planning districts, based on planning parameters.

OBJECTIVES

The key objectives of Zoning Regulations are:

a. To Safeguard Public Interest.

b. To be Realistic and Anticipatory.

c. To be Flexible and Responsive.

CHAPTER 1: INTRODUCTION

1.1 Spatial extent of land use zoning regulations

The regulation applies to the Bangalore Metropolitan Area, also defined as the Local Planning Area (LPA) for the city of Bangalore and its environs as declared under KTCP Act, 1961.

The provisions of this document are to be read along with the relevant planning district plans of Revised Master Plan 2015, applicable to various areas of the city. The zone delineation and the permissible land uses within zone and respective regulations for land use are properly co-related to achieve orderly growth.

The regulations proposed are prospective. The developments that are lawfully established prior to the coming into force of zonal regulations shall be allowed to continue as non confirming uses.

1.2 LAND USE ZONE CATEGORIES

A. The entire Local Planning Area is conceptually organized into three main Rings for consideration of zoning and regulations.

i. Areas coming within the Core Ring Road : Ring I
ii. Areas coming between the Core Ring road and the Outer Ring Road: Ring II
iii. Areas coming beyond the Outer Ring Road and within the LPA: Ring III
iv. The above rings are equivalent to Zone-A, Zone-B and Zone-C for TDR Purposes

B. Classification of Land use zones:

- RESIDENTIAL (R)
- COMMERCIAL (C)
- INDUSTRIAL (I)
- PUBLIC AND SEMI PUBLIC (P&SP)
- TRAFFIC AND TRANSPORTATION (T&T)
- PUBLIC UTILITIES (PU)
- PARK AND OPEN SPACE (P)
- UNCLASSIFIED (UC)
- AGRICULTURE LAND (AG)

1.3 Zonal boundaries and interpretation

The exact location and specific regulations applicable for a particular zone is to be verified from the Proposed Land Use Zoning Plans.

The zonal boundary is usually a feature such as a road, valley, village boundary, etc and includes the immediate inner edge of the area.

Certain restrictions imposed by competent authorities are to be maintained as "buffers" for various utilities such as power, oil, etc and are marked on the proposed land use plans. The NOC for the same shall be sought, if necessary.

The planning perimeters such as area improvement perimeter, transport and utilities perimeter, etc. shown in RMP2015 refer to indicative areas in the city that need to be dealt with detailed action plans and they serve as mere informative tool on the Plans.

Generally, in case of uncertainty as regards the boundary or interpretation, it shall be referred to the authority for final decision.

CHAPTER 2.0: LIST OF LAND USE CATEGORIES PERMISSIBLE IN VARIOUS ZONES

Various land uses permissible within each zone are listed below.

- Land uses are grouped according to the nature and intensity of use in an ascending manner. For e.g.: C-4: indicates C= Commercial and 4 the order within the category. The C-4 list includes all land uses permissible specific to C-4 and the lower order uses of C-3, C-2, and C-1 unless specifically mentioned.

The various codes used include:

- R: Residential
- C: Commercial: C-1 to C-6
- I: Industrial: I-1 to I-4
- T: Transportation: T-1 to T-4
- U: Public and Semi Public: U1 to U4.

- Though the various uses are listed, the corresponding space standards for buildings/uses are to be referred. The two main parameters are minimum size of Plot and the Minimum width of Road.

Table 1: Permissible Land uses in Residential category

R	Residential land uses
1.	Plotted residential developments
2.	Villas, semi detached houses
3.	Apartments, Hostels, Dharmashala
4.	Multi Dwelling Housing, Service Apartments.
5.	Group Housing (Development Plans)
[3][6.	Bus bays, Auto stand, Bus shelters information kiosk
7.	Metro stations, parking areas
8.	Multi level car parking as part of residential apartments to cater the needs of residents only][3]

Note: When service apartments are permitted, fee under section 18 of KTCP Act, 1961 for commercial use shall be levied.

[3] No: UDD 105 MNJ 2008, Bangalore, Dated:20/03/2015.

Table 2: Permissible Land uses in Commercial Category

C1	Commercial Uses
1	Petty shops, Newspaper, stationery and milk booth, vulcanizing shops
2	Tutorial centers not exceeding 50 sq.m
3	STD/ FAX/internet centre/ ATM centers
4	Hair dressing and beauty parlors
5	Offices/ clinics belonging to “Professional services" category and self owned not exceeding 50 sq.m
6	Tailoring, dry cleaners
7	Bakery and sweetmeat shop
8	Pathological labs.
9	Recreational Clubs as per Table.7 provisions

C2	Commercial Uses
1	Eateries such as darshinis, tea stalls, and takeaways
2	Gyms, orphanages, old age homes clinics
3	Retail shops & hardware shops
4	Banks, ATMS, insurance and consulting and business offices
5	Mutton and poultry stalls, cold storages
6	Job typing/ computer training institutes, cyber café, internet browsing.
7	Uses for small repair centers- electronic, mechanical , automobile, etc
8	Photo Studio
9	Nursing homes and poly clinics/ dispensaries /labs subject to minimum 300sq.m plot size and NOC from pollution control board after adequate parking facility is provided.
10	Fuel stations and pumps, LPG storage (as per Table.7)
11	Kalyana mantaps as per Table.7
12	All the uses of C1 are permitted

C3	Commercial Uses
1	Commercial and corporate offices
2	Retail Shopping complexes
3	Restaurants and Hotels
4	Convention centers and banquet halls
6	Financial institutions
7	Cinema and multiplexes
8	Places of assembly, exhibitions centers
9	Entertainment and amusement centres.
10	Hospitals and specialty hospitals
11	Automobile repair and garage centers , spares and stores
12	All uses of C1 & C2 are permitted

C4	Commercial Uses
1	Sale of second hand junk goods , junk yards
2	Warehouses and storage areas for goods
3	Whole sale and trading
4	All uses of C1, C2 & C3 are permitted

C5	Commercial Uses
1	Wholesale and warehouses -business
2	Agro Mandis
3	Heavy goods markets
4	All uses of C1, C2, C3 & C4 are permitted

Table 3: Permissible land uses in Industrial Uses Category

I-1	House hold industries
1	Tiny and household industries
Above Uses are permitted subject to condition that the zone permits the extent of area and the power consumption does not exceed 5 KW. , The activity follows the required space standard given in Table.7 Note: The power required for air conditioners, lifts & computers shall be excluded while calculating the kilowatt above. Illustrative list as in table.4	

I-2	Service industries
1	R & D labs , Test centers , IT, BT , BPO activities
2	All uses included in the I-1 category

I-3	Light Industries
1	All uses in I-1 and I-2 included
Uses permitted subject to condition that the zone permits the extent of the area and power consumption, the activity follows the required space standard, performance characteristics such as Noise, Vibration, Dust, Odour, Effluent, General nuisance	

I-4	Medium Industries
1	All uses of I-1, I-2 & I-3 included
2	Warehousing, loading and unloading platforms to be provided
Uses permitted subject to condition that the zone permits the extent of the area and installed power and performance characteristics such as Noise, Vibration, Dust , Odour, Effluent, General nuisance are to be considered	

I-5	Heavy Industries
1	All uses of I-1, I-2, I-3 & I-4 are included
2	Hazardous industries and heavy manufacturing industries
Uses permitted subject to condition that the zone permits the extent of the area and installed power and performance characteristics such as Noise, Vibration, Dust , Odour, Effluent, General nuisance are to be considered	

Table 4: Illustrative list of uses in the Industrial (I-1) category:

I-1. Industrial land uses	
1) Food products	**5) Other works such as**
Preparation of bakery products & confectionaries,	Ornamental jewellery, gold and silver thread,
Candies, sweets, ice & ice creams, Biscuit making, huller and flour mills,	Repair of kitchen related equipments, Porcelain wares,
Aerated water and food beverages.	Medicines, wax polishing, & washing soaps, candles and wax products,
Supari and masala grinding,	Chalk, crayons, and artists colour, Musical instruments
Coffee powder , packing, milk and dairy products,	Laundries, bleaching, dyeing, Photo processing laboratories
Juice crushers and processing, etc	Cement moulded products, Plaster of Paris,
	Repacking/ mixing of liquids, powder, pastes, not involving hazardous materials, etc
2) Textile products	
Embroidery works, handloom and power looms,	**6) Tobacco and Agarbathis**
Hosiery, netted garments, crepe, cotton and silk printing, tailoring of apparels.	Rolling of Beedis, Agarbathis and packing, etc
Bedding material, textile bags, mosquito nets, others;	
	7) Leather products
3) Wood products and carpentry	Manufacture and repair of finished leather goods
Manufacture of wooden furniture, fixtures, toys, mirrors & photo frames	Upholstery, suitcases, etc
Bamboo and cane furniture works, Repair and sale of wood junk, etc	
	8) Rubber and plastic products
4) Paper products and printing	Re treading , recapping and vulcanizing, toy making,
Manufacturing of cartons for packing,	Rubber/polymer stamp,, brush making, conduit pipes fabrication,
Printing, publishing, book binding, engraving , etching	buckets and household plastic products.
Making of stationery - post cards, mathematical items, block making, etc	Manufacturing of rubber balloons, hand gloves, other products

… Continuation from Table.4

I-1. Industrial land uses		
9) Metal works		**10) Electrical goods**
Storage of Metal commodities, Painting and finishing works		Watch repairs, Storage of electronic components
Fabrication and welding works		Rewinding and re-furbishing works, assembly of computers , others
Toy making, electro plating, mica plating,		
Engraving, steel ware products and metal works,		**11) Transport equipment**
Metal polishing, general jobbing machine		Servicing of automobiles- garages, storage of automobile parts
Blacksmith, cutlery, door and window fittings,		Painting and washing works, cycle parts and accessories, etc
Aluminum and copper wire drawing and winding,		
Padlocks and pressed locks, button clips,		**12) Glass works**
Precision instruments of all kinds, screws, bolts nuts,		Glass grinding, cutting and finishing
Pulleys and gears, oil stove, pressure lamps, hand tools		Etching and art works, Manufacture and repair of spectacles
Repair works such as cabinets, furniture, others		Artificial Glass Jewellery works, etc **13) Job oriented Training activity** Computer & IT training centres and such other activities.

Table 5: Permissible Land uses in Transportation Category

T1	Transportation zone
1	Bus bays, Auto stand, Bus shelters, information kiosk
2	Metro stations, parking areas
3	Multi level car parking
4	Filling stations, service stations

T2	Transportation zone
1	Transport offices
2	Workshops and garages
3	All uses of T1 are permitted

T3	Transportation zone
1	Automobile spares and services, Godowns,
2	Loading and unloading platforms (with/without Cold storage facility), weigh bridges.
3	Bus terminals, Road transport uses
4	All uses of T1 & T2 are permitted

T4	Transportation zone
1	Ware houses, Storage depots
2	Truck terminals
3	Railway station, Yards, Depots, Airport
4	Special warehousing, cargo terminals.
5	All ancillary (complimentary) uses for above categories(decision of the authority shall be final)
6	All uses of T1, T2 & T3 are permitted

[3][[2][~~"Note: when filling stations and service stations are permitted, it shall be subject to fulfillment of conditions specified in any other law."~~][2]][3]

[2] No: UDD 105 MNJ 2008, Bangalore, Dated:11-12-2014.

[3] No: UDD 105 MNJ 2008, Bangalore, Dated:20/03/2015.

Table 6: Permissible land uses in Public and Semi Public category

U1	Urban amenities
1	Sub offices of utilities up to 50 sq.m
2	Police stations, post offices
3	Primary schools subject to space standards
5	Parks, Play grounds and Maidans
6	Telecommunication /microwave under special case
7	Nursery crèches
8	Spastic Rehabilitation centers , Orphanages, Govt dispensaries
9	Public distribution system shops
10	Fire stations
11	Bill collection centers
12	Traffic and Transport related facilities
13	Places of worship, Dharmashala, hostels
14	Dhobi Ghat
15	Broadcasting and Transmission stations
16	Public library

U2	Urban amenities
1	All uses of U 1 are permissible.
2	Burial grounds, crematorium under special circumstances.
3	Nursery school subject to a plot size of min 300 sq.m
4	Places of congregation

U3	Urban amenities
1	All uses of U1 and U2 are permissible.
2	Higher primary schools, Integrated Residential Schools.
3	Health centers and Hospital.
4	Research institutions subject to the size
5	Government buildings, auditoriums, cultural complexes,
6	Educational Institutions , Colleges

U4	Urban amenities
1	All uses of U1, U2, and U3 are permissible
2	Meteorological observatories
3	Airport and ancillary uses

Table.7: Space standards for various buildings/uses

Sl. No.	Common to all permissible zones	Min. road width	Minimum. Size of plot in sq.m
1	Kalyana Mantaps	18	1000
2	Cinema, game centres, Multiplex, convention centres.	18	2000
3	Social clubs and amenities	12	1000
3	Multi storey car parking	12	1000
4	Office buildings (C3 and above)	12	300
5	Middle school	15	2000
6	High school with play ground, Integrated Residential School	18	5000
7	College & higher educational institutions	18	2500
8	[f][~~Petrol pumps/Fuel stations~~	~~18~~	~~500~~]f
9	Hotels and lodges,	12	500
10	Service Apartments.	18	500
11	LPG storages	12	500
12	Places of congregation	12	500
13	Public libraries	12	300
14	Conference hall	15	500
15	Community hall	12	1000
16	Nursing homes/ polyclinics	12	300
17	Star hotels (up to 3 star within I ring)	12	2000
18	Star hotels (up to 3 star) in II and III ring	15	2000
19	Star hotels (above 3 star) Anywhere within conurbation.	15	4000
20	R & D lab	15	1500

[f] No. UDD 93 MYAP 2020 Bengaluru, Date:12.03.2025.

CHAPTER.3.0: REGULATIONS APPLICABLE TO ALL ZONES

3.1 SETBACKS:

Front and Rear setback shall be with reference to depth of the site.

i. The left and right setback shall be with reference to width of the site.

ii. [13][~~Up to 11.5 m height, the setbacks are calculated as percentages of depth and width of the plot, as per Table.8.~~ For all types of building with total height up to 12.0m, excluding the stilt floor, the setbacks shall be calculated as per Table 8.

iii. ~~Table.9 shall be referred for Buildings which are more than 11.5 m in height to fix the setbacks.~~ Table 9 shall be referred to buildings which are more than 12.0 m in total height, to fix the setbacks (to be read with clause 8.1 (a) (iii)). However, for buildings located on plots not exceeding 250 sq.m in area and with a height up to 15 m (including the stilt floor), the setbacks shall be determined as per Table 8.][13]

iv. In case of irregular plots, the setbacks are to be calculated according to the depth or the width at the point where the depths or widths are varying and average setbacks shall not be considered in such cases.

v. The setbacks shall be provided in the owners plot. Public open spaces or conservancies should not be considered as setbacks.

vi. Wherever the building lines are fixed, in such cases the front setback or the building line which ever is higher shall be considered as the front setback to the building.

vii. In case of corner site, both the sides facing the road shall be treated as front side and regulations applied accordingly to maintain the building line on these roads and for providing better visibility.

viii. In case of building facing more than two roads, the plot should be considered as corner plot taking two wider roads into consideration.

ix. In case of site facing roads both in front and rear, both the sides facing roads shall be treated as front and other two sides not facing roads should be treated as right and the setbacks be applied accordingly.

SETBACKS :

[13][~~**Table 8: Setbacks for building Height up to [11][11.5m 12m]**~~[11] ~~**& Plot size of up to 4000sq.m**~~

	~~Width of site~~		~~Depth of site~~	
~~**Width/Depth of site (m)**~~	~~Right side~~	~~Left side~~	~~Front side~~	~~Rear side~~
~~Up to 6.0~~	~~1.0 m~~	~~0~~	~~1.0 m~~	~~0~~
~~Above 6.0 up to 9.0~~	~~1.0 m on all sides~~			
~~Above 9.0 m~~	~~8 %~~	~~8%~~	~~12%~~	~~8 %~~

- ~~For plot over size of 4000 sq.m, a minimum setback of 5.0 m on all sides shall be insisted.~~

13 No. UDD 235 MNJ 2025(E) Bengaluru, date: 05.01.2026

11 No. UDD 31 MNJ 2022(E) Bengaluru, Dated:01.08.2025.

Table 8: Setbacks for buildings with total height upto 12.0 m (excluding stilt floor)

(i) For plot area up to 4000.0 sq.m

Sl. no.	Site Area (in Sq.m)	Setbacks (in m)			
		Front Side	Rear Side	Left Side	Right Side
1	Up to 60	0.75	-	0.60 m on any one side	
2	Above 60 upto 150	0.90	0.70	0.70 m on any one side	
3	Above 150 upto 250	1.0	0.80	0.80	0.80
4	Above 250 upto 4000	12% of the depth of site	8% of the depth of site	8% of the width of site	8% of the width of site

(ii) For plot area above 4000 sq.m: minimum setback of 5.0m on all sides shall be insisted.][13]

[11][**~~Table 9: All around setbacks for buildings above 11.5 m height~~**

[6][

~~Sl. No.~~	~~Height of the bldg (m)~~	~~Front, rear and side setbacks (Min. in m)~~
~~1~~	[3][[2][~~Above 11.5m up to 15m or G+3~~ ~~Above 11.5m up to 15m~~	~~5.00~~
~~2~~	~~15m and above up to 18.0 m~~ ~~Above 15 m up to 18.0 m~~	~~6.00~~
~~3~~	~~18.0m and above up to 21.0 m~~ ~~Above 18.0 up to 21 .0 m]~~[2]][3]	~~7.00~~
~~4~~	~~Above 21 up to 24 m~~	~~8.00~~
~~5~~	~~Above 24.0 m up to 27.0 m~~	~~9.00~~
~~6~~	~~Above 27 up to 30.0 m~~	~~10.00~~
~~7~~	~~Above 30 up to 35.0 m~~	~~11.00~~
~~8~~	~~Above 35 up to 40.0 m~~	~~12.00~~
~~9~~	~~Above 40 up to 45.0 m~~	~~13.00~~
~~10~~	~~Above 45 up to 50.0 m~~	~~14.00~~
~~11~~	~~Above 50.0m~~	~~16.00~~

[11] No. UDD 31 MNJ 2022(E) Bengaluru, Dated:01.08.2025.

[2] No: UDD 105 MNJ 2008, Bangalore, Dated:11-12-2014.

[3] No: UDD 105 MNJ 2008, Bangalore, Dated:20/03/2015.

[6] No. UDD 31 MNJ 2022(E) Bangalore, Dated:23.05.2022.

~~Sl. No.~~	~~Height of the building (in meters)~~	~~Setbacks~~		
		~~Front (in meters)~~	~~Rear (in meters)~~	~~Sides (in meters)~~
~~1~~	~~(a) Above 11.5 and up to 15 (for residential buildings with plot size not exceeding 750 sq.m if stilt floor is constructed)~~	~~Minimum 3 or as specified in Table 8, whichever is higher~~	~~Minimum 2 or as specified in Table 8, whichever is higher~~	~~Minimum 1.2 or as specified in Table 8, whichever is higher~~
	~~(b) Above 11.5 up to 15 (for all other buildings)~~	~~5.0~~		
~~2~~	~~Above 15 and up to 18~~	~~6.0~~		
~~3~~	~~Above 18 and up to 21~~	~~7.0~~		
~~4~~	~~Above 21 and up to 24~~	~~8.0~~		
~~5~~	~~Above 24 and up to 27~~	~~9.0~~		
~~6~~	~~Above 27 and up to 30~~	~~10.0~~		
~~7~~	~~Above 30 and up to 35~~	~~11.0~~		
~~8~~	~~Above 35 and up to 40~~	~~12.0~~		
~~9~~	~~Above 40 and up to 45~~	~~13.0~~		
~~10~~	~~Above 45 and up to 50~~	~~14.0~~		
~~11~~	~~Above 50~~	~~16.0~~		

~~]6~~

~~Table 9: All round setbacks for buildings with a total height above 12m.~~

Sl. No.	Height of the building (in m.)	Setbacks		
		Front (in m.)	Rear (in m.)	Sides (in m.)
1.	(i) Above 12 up to 15 wherever stilt floor is constructed,- (a) [13][~~for all type of buildings in plot size upto 4,000 sq.m~~. For all types of buildings in plot area above 250	Minimum 1.50 or as specified in Table 8 whichever is higher.	Minimum 1.00 or as specified in Table 8 whichever is higher.	Minimum 1.00 or as specified in Table 8 whichever is higher.

[13] No. UDD 235 MNJ 2025(E) Bengaluru, date: 05.01.2026.

	sq.m and up to 4000 sq.m][13]			
	(b) for all type of buildings in plot size above 4,000 sq.m.	5.0		
	(ii) Above 12 up to 15 wherever stilt floor is not constructed.	5.0		
2.	Above 15 and up to 18	6.0		
3.	Above 18 and up to 21	7.0		
4.	Above 21 and up to 24	8.0		
5.	Above 24 and up to 27	9.0		
6.	Above 27 and up to 30	10.0		
7.	Above 30 and up to 35	11.0		
8.	Above 35 and up to 40	12.0		
9.	Above 40 and up to 45	13.0		
10.	Above 45 and up to 50	14.0		
11.	Above 50	16.0		

][11]

[13][Note: -

1) For plots upto 250sq.m in area, the maximum permissible building height shall be 12.0m excluding the stilt floor.
2) The dwelling units and habitable rooms shall comply with the lighting and ventilation requirements specified in the building bye-laws and areas where not specified in the building bye-laws, clause 20 of the Part 3 - Development Control Rules and General Building Requirements of National Building Code, 2016 shall be complied with.
3) Open staircase can be allowed in setback area in plot size up to 750 sq.m.
4) For the plot area upto 4000 sq.m coverage mentioned in chapter 4: Regulations for main land use zones shall not be considered.
5) Development Rights (DR)/Transfer of Development Rights(TDR) and Premium FAR may be utilized even in plots of extent upto 250 sq.m, provided, they abut road of width 9.0 m and above.
6) For buildings with a height of 15.0 meters and above, up to a maximum height of 21.0 meters (including stilt), the provisions of the National Building Code pertaining to Fire and Life Safety shall be strictly adhered to.
7) The setback area shall not be paved or covered by any hard surface which prevents percolation of rainwater, as far as possible.][13]

13 No. UDD 235 MNJ 2025(E) Bengaluru, date: 05.01.2026.

[5][**Note: -** The following constructions may be permitted within the setback area without affecting the required drive-way around the building as prescribed in these regulations:

a. Watch man's cubicle not more than 4sqm at the entry / exit point; and
b. Fire control room (maximum 4m*4m) (no set back from the boundary).][5]

3.2 Width of the road:

i. While determining the width of the road the distance between the boundaries of a road including foot path, drains measured at right angles at the center of the plot.
ii. In case of roads having service roads in addition to the main roads, the width of the roads shall be aggregate width of service roads and main roads for determining the FAR.

3.3 Floor:

The lower surface of storey on which one normally walks into the building; the general term floor does not refer to basements / cellar or mezzanine floor.

i. **Floor area for calculating Parking requirements:** Floor area shall be the aggregate area of all the floors of a building including thickness of wall, staircase room, lift room, escalators, balconies, lobbies, corridors, foyers, and such other parts provided for common service.

3.4) FAR or Floor Area Ratio

i) The ratio of the Floor area to the plot area is FAR. However, it includes [5][~~escalators~~][5], open balconies, [5][~~staircase~~][5] and corridors.

ii) The floor area ratio shall exempt the floor area used for purposes such as parking space, main stair case room, lift shaft, lift wells, and lift machine rooms, ramps, ventilation ducts, sanitary ducts and overhead tanks.

iii) When the site does not face the road of required width noted against each, then the FAR applicable to the corresponding width of the roads shall apply.

iv) Where a plot faces a wider road than the one prescribed against it, the FAR shall be restricted only to the limit prescribed for the area of the plot.

v) **Additional FAR:** With a view to encourage redevelopment in old/core areas, additional floor area ratio(FAR) as an incentive is proposed for properties located within I & II rings(lands falling under 100 & 200 series planning district plans) which are amalgamated or reconstituted only after the date of approval of Revised Master Plan 2015. Details of additional FAR are as follows;

	Up to 360 sq.m	Above 360 sq.m up to 4000 sq.m	Above 4000 sq.m
Ring .1	As per existing FAR	0.25 additional FAR over the existing	0.50 Additional FAR over the existing.

5 No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019.

Ring .2	As per existing FAR	0.25 Additional FAR over the existing.
Ring .3	As per existing FAR and Norms	

[5][The following constructions shall be excluded from FAR computation, namely :-

(i) Area reserved for service such as electrical substation or panel room, generator, pump room, Ac plant room, solid waste management, fire control room, security or CCTV room, etc. ;

(ii) Refuge areas provided in high rise buildings as per fire norms;

(iii) A separate public toilet block provided in the non-residential complex or plot;

(iv) Building management or society room with a maximum size of 40 square meter;

(v) Staircase / staircase room;

(vi) Architectural features which are not usable for living or other purpose;

(vii) Chimneys;

(viii) Ventilation ducts and Garbage shafts;

(ix) Ducts;

(x) Parking areas including driveways and ramps;

(xi) Swimming pools and toilets attached to swimming pools constructed in open yard or in any floor for common use by the residents/users;

(xii) Overhead tanks;

(xiii) Escalators;

(xiv) Lift wells and lift machine room;

(xv) Watch man's cubicle not exceeding four square meter area; and

(xvi) Sewerage treatment plant as specified by the Karnataka State Pollution Control Board and pump rooms.][5]

[15][[4][~~**(vi) Impact Zone Premium FAR**.~~

(i) ~~Means additional FAR permitted by collecting additional fees within the Impact Zone of MRTS/LRT/Peripheral Ring Road projects, as specified in the Karnataka Planning Authority Rules, 1965.~~

(ii) ~~Impact Zone as defined in the Karnataka Planning Authority Rules, 1965 shall be entitled to one unit of extra FAR as premium F.A.R over and above the permissible FAR for all permissible uses, irrespective of the FAR applicable for the respective uses in the respective tables, subject to a minimum road width of 12m.~~

~~{**Illustration**: If the existing permissible FAR of a plot is 2, then the Impact Zone Premium FAR would be 1 and the total permissible FAR would become 2+1 = 3.}~~

(iii) ~~Impact Zone Premium FAR shall be granted under the regulations with an additional fee as prescribed in the Planning Authority Rules, 1965.~~

4 NO. UDD 112 MNJ 2015, Bengaluru, Dated : 29.09.2018.

15 No. UDD 193 MNJ 2026(E) Bengaluru, dated: 21.04.2026.

(iv) ~~Only the area which falls within impact zone shall be eligible for Impact Zone Premium FAR, which may be utilized for the whole extent irrespective of the area falling within the impact zone.~~

(v) ~~The Impact Zone Premium FAR shall not be transferrable.~~

(vi) ~~Impact Zone Premium FAR shall not be claimed for plots, on which there is construction which has violated the existing Zoning Regulations or Building by-laws.~~

(vii) ~~**Procedure for the grant of Impact Zone Premium FAR**:~~

a) ~~The applicant shall apply to Planning Authority/Local Authority along with the NOC from Bengaluru Metro Rail Corporation Limited (BMRCL) to avail the Impact Zone Premium FAR along Metro corridor and Planning Authority/Local Authority would scrutinize the proposal with reference to the Zoning Regulations and also with reference to the request for the Impact Zone Premium FAR.~~

b) ~~The applicant shall remit the Impact Zone Premium FAR fee by way of demand draft to the Planning Authority/Local Authority and it shall be kept in a separate head of account.~~

c) ~~Planning Authority/Local Authority shall maintain independent registers detailing the cases of grant of Impact Zone Premium FAR in the format prescribed in Appendix IX.]~~[4]

The State Government has amended Zonal Regulations of the RMP-2015 under the provisions of section 13-E of the KTCP Act, 1961 vide Notification No. UDD 112 MNJ 2015 Bengaluru, dated: 29.09.2018 for grant of impact zone premium FAR by inserting clause 3.4(vi) in the Zonal Regulations of RMP-2015.

Whereas, subsequent to the Notification No. UDD 112 MNJ 2015 Bengaluru, dated: 29.09.2018. the State Government has notified the Karnataka Planning Authority (Amendment) Rules, 2021 by inserting rule 37-E regarding Premium FAR, under The Karnataka Planning Authority (Amendment) Rules notification NO. UDD 9 TTP 2020, dated:16.06.2021 which has come into effect from 16.06.2021.

Hence, the provisions in clause 3.4(vi) regarding Premium FAR in the Zonal Regulations of RMP – 2015 notified under Notification No. UDD 112 MNJ 2015 Bengaluru, dated: 29.09.2018 stands superseded and inoperative with effect from 16.06.2021.][15]

[5][**3.4-A Height of Building. -** (i) Height of the building shall be considered as defined in these regulations. The following constructions shall be exempted while calculating height of the building, namely; -

5 No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019.

(a) Slabs casted/ structures constructed above the terrace floor exclusively for providing services such as AC chiller plants, solar panels, deride antennas, lift machine rooms, overhead tanks and staircase head rooms cover (up to a maximum height of 3.5m) chimneys, parapet walls (up to 1.2m in height) and other architectural features; and

(b) The internal open space may be covered on top to prevent rain water from entering the building which shall not exceed 2m and shall not be a permanent structure; and

(c) For calculating the height limitation prescribed in the vicinity of Aerodromes, the overall height of the building including that of the above details shall be considered; and

(ii) The height of buildings and other structures within the Bengaluru Metropoliton Area (Local Planning Area) shall be within the limits prescribed by the various Airport Authorities with different air funnel zones; and

(iii) 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).]5

3.5) Ground coverage:

The total area covered by building immediately above the plinth level. Swimming pool, sump tank, pump house and electric substation, utilities are not included.

3.6) Two or more buildings on the site:

i. For more than one building on a given site, the distance between the buildings shall be 1/2 the height of the 5[~~tallest building~~ tallest building or minimum 16 meters (whichever is lower),]5 between the buildings under consideration.

ii. In case, two or more buildings with different heights are proposed on a single site, then setbacks shall be applied with reference to the tallest building.

3.7) Garage:

i. The maximum width of the garage shall not exceed 4m.

ii. The garages shall not be constructed or reconstructed within 4.5m from the road edge. This may be relaxed in cases where the garage forms part of the main building with minimum setback for that plot.

iii. The length of garage shall not exceed 1/3 rd the length of the site but not exceeding 8.0 m in any case.

iv. In case of lumber room being proposed within the portion of the garage, the depth of the lumber room shall not exceed 1.25 m and entrance to such lumber room shall be from the rear setback only.

v. In the case of corner plots the garage shall be located at the rear corner diagonally opposite to the road intersection.

vi. For garage, no side or rear setback should be insisted , one upper floor not exceeding 3.0 m height shall be permitted provided, no opening are provided towards

neighbouring property and at least one opening for light and ventilation is provided towards the owners property.

vii. The garage may be allowed in right or left side of the plot subject to site conditions.

3.8) Means of access:

i. The means of exclusive access which would be other than through public roads or streets shall not be more than 30.0 m in length from the existing public road and the minimum width of such access shall be 3.5 m. If the width of access road is less than 3.5 mtrs, then max floor area permitted in such cases shall not exceed 150 sq mtrs and 50 sq mtrs in residential and commercial zones respectively irrespective of the sital area.

ii. FAR and height of the building shall be regulated according to the width of public street or road only.

iii. The means of exclusive access which would be other than through public roads or streets having more width than the public road or street, but less than 30.0 m in length, then width of the public road or street shall be considered for reckoning FAR.

iv. Access rights needs to be obtained before applying for any sanction/permission for development. Documents to support the rights obtained needs to be submitted along with the plan.

~~v.~~ [3][[2]~~[The means of access to High Rise Buildings shall be from a thoroughfare of width 12 mts. and above, and this road shall have the approval of the authority, (BDA) and / or maintained by the Local Authority.~~

~~vi. The Cul-de-Sac roads less than 12 meters wide with a circle of turning radius less than 9 meters shall not be considered as thoroughfare for purposes of issuance of Permissions for High Rise Buildings.~~

vii. ~~The High Rise Buildings shall have provision for Independent entry and exit to the vehicles, in addition to the ingress and egress, exclusively provided to the inhabitants.]~~[2]][3]

3.9) Basement:

i. Means storey which is partly or wholly below the average ground level and with a height not exceeding a projection of 1.2 m above the average ground level and overall height of the basement under any circumstances should not exceed 4.5 m between the floor and the ceiling of the basement in case of normal parking. In case of stacked/ mechanical parking the height of the basement may be permitted up to a maximum of 4.5m

ii. If a site is measuring less than 200sqm, then car parking shall not be permitted in the basement floor.

iii. [13][~~If the minimum setback is more than 2.0 m, then the basement may be extended on all sides except the side abutting the road, provided the minimum setback between the basement and property boundary is minimum 2.0 m.~~ The minimum setback for the basement in plots of area up to 4000 sq.m shall be either the minimum setback required for the building as per Table 8/Table 9 or 2.0m whichever is less.

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2 No: UDD 105 MNJ 2008, Bangalore, Dated:11-12-2014.

3 No: UDD 105 MNJ 2008, Bangalore, Dated:20/03/2015.

13 No. UDD 235 MNJ 2025(E) Bengaluru, date: 05.01.2026.

Safety of the neighbouring property while construction of basement shall be taken care of by the owner. In case of any damage or loss made to the neighbouring property the owner shall be liable to set right the damage and to bring such neighbouring property to its original condition.

The property owner shall ensure the safety and structural integrity of adjoining properties during the construction of the basement. In the event of any damage or loss to neighbouring properties resulting from the basement construction, the owner shall be solely responsible for repairing the damage and restoring the affected property to its original condition.][13]

[9][The minimum setback for the basement in case of building site of area, -

a) more than 4,000 sq.m and upto 20,000 sq.m shall be 3.00m;

b) more than 20,000 sq.m up to 40,000 sq.m shall be 4.00m; and

c) above 40,000 sq.m shall be 5.00 m.][9]

iv. Basement floors up to a maximum of 5 (five) levels may be permitted for car parking.

v. Permissible uses in the Basement for buildings other than 3 star and above category:

- Dark rooms for X ray and storage of light sensitive materials
- Bank Safes/ Strong room included in the FAR
- Air condition handling units/equipment, utilities and services connected with the building.
- Parking

vi. In case of 3 star and above category of hotels, the spare area in the basement after catering to the requirement of parking facilities may be allowed to be used for other purposes incidental to the running of the hotel, such as; health club, shopping arcade, dining area, with or without kitchen facilities, with gas cylinder, administrative office, gym rooms, banquet/conferencing facility, swimming pool, discothèque etc. subject to reckoning of the same for FAR calculations.

vii. Parking area if misused is liable to be municipalised/taken over by the local body/authority without any compensation.

viii. Basement in a residential building shall be allowed without taking into FAR calculations subject to the condition that it will be used only for the purposes of Home Theater or Gym or a combination of both for personal use of the occupant on a site which does not exceed 500sqm and should be in Residential (Main) area as per Revised Master Plan 2015. In such cases, it should be single dwelling unit only and the entry to the basement shall be from inside the main building itself.

ix. When Basement is used for Car parking, the convenient entry and exit shall be provided. Adequate drainage, ventilation, lighting arrangements shall be made [5][~~to the satisfaction of the authority~~ under the provisions of these regulations or National Building Code.][5]

x. [13][Vehicle parking in basement or at any level of upper floors including terrace area by using lift/ computerized/ mechanized/ hydraulic equipment, for vehicular entry & exit,

[9] No. UDD 272 MNJ 2025 (E) Bengaluru, Dated: 16.07.2025.

. [5] No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019.

[13] No. UDD 235 MNJ 2025(E) Bengaluru, date: 05.01.2026.

may be permitted, wherever it is opted by the owner voluntarily without providing for ramp in plots of extent up to 6000 sq.m. In case plot size above 6000 sq.m minimum one ramp of 6.0 m clear width shall be provided in addition to car lift.

a) The mechanical equipment/ hydraulic equipment that control the activity shall be placed on the basement floor only.
b) The basement floor shall be provided with an exclusive staircase access compulsorily.
c) Driveway & parking bay including space reserved for ascension & descension of vehicles along with the space earmarked for accommodating the equipment to operate the mechanism in the basement floor and exclusive staircase access shall be shown in the basement floor plan.
d) The applicant shall ensure natural light & ventilation and proper draining facilities in such basement floor as per requirements of National Building Code and such basement floor permitted under clause 3.9 (ii), shall not be utilized for any other purposes other than vehicle parking.
e) The applicant shall ensure mechanized/hydraulic equipment and the functioning intact at all the time without fail. However, provision for manual operation & such other mechanism for the same shall also have to be made in order to tackle emergency situation during power failures.
f) Ensuring operational safety shall be the sole responsibility of the owners only.
g) Wherever parking space is provided in stilt or ground floor, parking pits up to a depth of 3.0m, each of size 3x5.5m may be permitted to allow parking of vehicle using mechanized or hydraulic equipment.
h) Arrangement for operation of the mechanical & hydraulic equipment shall be made by the owner. Ensuring operational safety shall be the responsibility of the owner only.
i) Fire safety measures shall be ensured by the owner as per National Building Code.
j) The structural designs shall be made as per the IS Code requirements and the same shall be certified by the registered structural engineer.
k) Wherever mechanical parking is provided the driveway shall be a minimum of 5.0 m. and for normal parking the driveway shall be minimum of 3.0m.
l) Basements shall not be permitted in the flood prone areas/low lying areas as notified by the competent authority.][13]

3.10) Ramps

i) Provision for ramp shall have a minimum width of 3.5 m and a slope of not less than 1 in 10 and 1 in 8 in special cases. The ramp and the driveway in the basement shall be provided after leaving a clear gap of minimum [13][~~2.0 m~~ 2.0 m or setback whichever is less][13] from the common property line. The slope of the ramp shall commence from 1.5 m of the edge of property line.
ii) Ramps for the physically challenged shall be provided in all Public buildings.

[13] No. UDD 235 MNJ 2025(E) Bengaluru, date: 05.01.2026.

iii) [13][In case of plot area upto 1000 sq.m the ramp may be allowed upto the common property line.

(a) In case basement is permitted as mentioned under clause 3.9 (x) without providing ramps for entry and exit of vehicles, mechanized and hydraulic equipment for ascension & descension of vehicles shall be provided at owner's risk for vehicular parking in the parking floor/basement floor.

(b) The platform that carries vehicles for ascension & descension for parking in such basement floor shall be of a minimum size 3.0m x 5.5m.

iv) The number of ramps required for access to and from parking floors or basements shall be provided as specified below, except in cases where a car lift or elevator is installed in accordance with Regulation 3.9 (x).

Sl. no.	Number of parking	Minimum clear width & No. of Entry & Exit Ramps
1	Up to 25	3.5 m wide, 01ramp
2	Up to 200	3.5 m wide, 02 ramps or 6 m wide, 01 ramp
3	Up to 400	3.5 m wide, 04ramps or 6 m wide, 02 ramps
4	Up to 800	3.5 m wide, 06 ramps or 6 m wide, 03 ramps
5	Above 800	3.5 m wide, 08 ramps or 6 m wide, 04 ramps

][13]

3.11) Projections:

i. Projection into open spaces: Every open spaces provided either interior or exterior shall be kept free from any erection there on and shall be open to the sky and no cornice roof or weather shade more than 0.75 m wide or 1/3 rd of open space/setback which ever is less shall overhang or project over the said open space.

ii. No projection shall over hang/project over the minimum setback area either in cellar floor or at the lower level of ground floor.

iii. [5][~~Cantilever Portico of 3.0 m width (maximum) and 4.50 m length (maximum) may be permitted within the side setback. No access is permitted to the top of the portico to use it as a sit out place and the height of the portico shall be not be less than 2.00 m from the plinth level. The portico is allowed only on the side where the setback/open space left exceeds 3.00 m width.~~ A 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. The size of cantilever portico is restricted to 3.0m X 4.50m. In case of high rise buildings cantilever portico is allowed as per fire norms. 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.][5]

iv. [5][~~Balcony: Balcony projection should not exceed 1/3 rd of the setback on that side subject to a maximum of 1.10m in the first floor and 1.75 m beyond the second floor. No balcony is allowed in the ground floor.~~**.**

Balcony:

a. No balcony is allowed in the ground floor.
b. Open 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.
c. Balconies are not allowed in commercial Buildings, beyond setbacks.][5]

3.12) No Objection Certificates:

i. For all Development Plans, Apartment buildings and Residential layouts which come under the category stipulated by the KSPCB, necessary NOC from KSPCB (KSPCB shall mention the need for environment clearance if any in the NOC) shall be furnished.

ii. [5][~~For all buildings with a height of~~ [3][~~[2][24.0m and above 15m and more or G+4 (including stilt floor)]~~[2]]~~[3]~~, NOC from Fire Force in addition to NOC from Pollution Control Board (KSPCB shall mention the need for environment clearance if any in the NOC) shall be furnished.~~ For all the buildings with height of 15m and above, NOC from Fire and Emergency Services Department in addition to NOC from Karnataka State Pollution Control Board shall be furnished.][5]

iii. For Cinema theatres, the setbacks and other provisions shall be as per Karnataka Cinematography Act and Rules.

iv. NOC from Airport Authority of India shall be furnished where ever applicable.

3.13) Security Deposit

i. The applicant shall deposit a refundable non earning security deposit at the rate of [7][~~**Rs. 100 per sq.m** of floor area within the Corporation area and **Rs. 50 per sq.m**, of the floor area outside Corporation area~~ "Rs. fifty per sq.m of floor area within the Corporation area and Rs. fifty per sq.m of the floor area outside the Corporation area"][7] for the following categories of buildings, namely:

A. Residential building group housing/ multi dwelling/ apartments having more than 4 dwelling units.

B. Commercial buildings.

ii. The Security Deposit shall be refunded within three years or thirty days from the date on which completion certificate is produced, whichever is earlier. If the construction is not as per approved plan, this deposit shall be forfeited and separate action initiated as per the provisions of KTCP Act, 1961.

iii. The security deposit will be refunded with 2 % interest if the building has no deviation.

3.14) Architect/Engineer/planner who prepares the plan or supervises the development works or who does both the jobs shall submit an affidavit duly notarized to the extent that the safety of the building in terms of fire and resistance to earthquake are taken care while preparing the plan. Also, he/she shall undertake to acknowledge that he/she will intimate the competent authority within 3 days of any violations with regard to sanctioned plan. Copy of the affidavit at appendix II.

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[2] No: UDD 105 MNJ 2008, Bangalore, Dated:11-12-2014.

[3] No: UDD 105 MNJ 2008, Bangalore, Dated:20/03/2015.

[5] No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019.

[7] No. UDD 100 MNJ 2024 Bangalore Dated: 31.12.2024.

3.15) Cul – de - Sac:

i. While developing a land, if for any reason, the road has to be stopped without continuation, and then Cul de Sac with turn around area of 9.0 Radius at the end shall be provided.

3.16) <u>General notes:</u>

i. All permissions accorded by BDA or Government shall be treated as conforming uses irrespective of the classification made in the Revised Master Plan 2015. This is to be allowed on a case by case basis only.

ii. All cases of SEZ approved by Government of India (GOI), till the Revised Master Plan-2015 is finally approved, shall be considered for clearance, irrespective of land use classification (except the drain buffers) subject to payment of fees under section 18 of KTCP Act, 1961. Decision of the Authority in this regard shall be final.

iii. In case of buildings that have been permitted lawfully by CMC's or BMP or BDA and if such structures are in obstruction to the alignment of the proposed roads in RMP 2015, such road alignment shall be re-looked into by the authority and decision may be taken suitably.

iv. When mixed uses are permitted on the plot, the land use of ground floor shall be considered as the main use and the relevant regulations shall be applicable.

v. In case of commercial buildings or shopping centres and residential apartments, provision shall be made for fire safety measures in accordance with requirement as stipulated by the Fire Force authorities before the issue of occupancy certificate.

vi. [5][~~Mezzanine floor is not permitted in residential buildings.~~ Mezzanine floor is permitted between any 2 floors in residential buildings, the area of which is considered for calculation of FAR, subject to a minimum area of 9.5 sqm and maximum of 1/3rd of the area of the respective floor. The minimum height of Mezzanine floor shall be 2.75m, and shall not be used as kitchen.]5

vii. Elevator (Lift) has to be provided for buildings with more than G+3 floors.

viii. New Additions to existing buildings: In case of buildings which are existing prior to coming into force of these regulations, upper floors may be permitted according to the existing coverage subject to limitation of height , FAR , building line or any road widening proposals in accordance with present regulations.

ix. [4][[4][~~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 BMRCL. Till such time the existing regulations shall apply. Areas which fall within a distance of 150m from the **outer boundary of the metro station**/terminals subject to confirmation from Bangalore Metro Rail Corporation Ltd., shall be eligible for a maximum FAR of 4~~

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1 No. UDD 93 MNJ 2008, Bangalore, dated: 2nd March, 2009.

4 NO. UDD 112 MNJ 2015, Bengaluru, Dated : 29.09.2018.

5 No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019.

~~for all permissible uses, irrespective of the FAR applicable for the respective uses in the respective tables.~~]~~1~~]4

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.

xi. All **bus terminals** shall be eligible for an FAR as applicable to commercial zone. Min area 1 acres.

xii. If the total floor area of a proposed building is more than 500 sq mtrs, then an area measuring minimum of 3mtx5mt abutting to the access road shall be reserved for installation of electrical transformer, while issuing building permission.

xiii. **Rain water harvesting:** Provision of Rain Water Harvesting is mandatory for all plots which are more than 240 sq.m in extent. A 5 % rebate on the property tax is offered for residential property and 2 % for non residential buildings within BMA for the first 5 years, when rain water harvesting is made as an integral part of the building constructed.

xiv. **Solar energy:** Solar lighting and solar water heating is recommended for all new development/constructions. If the solar lighting and solar water heating is adopted, then refundable security deposit on fulfilling the conditions shall be returned along with 2 % interest.

xv. [5][~~**Tree Planting:** Planting of minimum one tree is mandatory for a site measuring more than 2400 sq ft and minimum of 2 trees for a site measuring more than 4000 sq ft. The concerned authorities shall ensure that the trees are planted before approval of building plan and tax shall be accessed only after confirming the existence of trees in the site in question. The trees shall be planted only in the rear set back area.~~

Tree Planting:

(a) Planting of minimum one tree is mandatory for a site measuring 180 sqm and up to 240 sqm and minimum of 2 trees for sites with more than 240 sqm. 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.

(b) In cases of Apartment Building or Group Housing or Multi dwelling Unit Building or Development Plan, one tree shall be planted for every 240sqm of FAR area or part thereof. In such cases, the Authorities shall ensure that the trees are at least 2m in height, before the issuance of occupancy certificate. The tree shall be planted in the set-back area along the periphery of the site or area reserved for parks or open spaces or along the roads as avenue plantation, excluding the drive way.

(c) In case of sub-division, in addition to the site level mandatory plantation, the developer shall carryout plantation at the rate of fourty trees per hectare of land sub division and proportionately for every additional extent of land or plot area.]5

5 No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019.

CHAPTER 4: REGULATIONS FOR MAIN LAND USE ZONES

4.1 RESIDENTIAL (MAIN)

4.1.1) Description

The areas of the city which have predominantly residential land use pattern is considered for the Residential (Main) zone. This includes many old areas of the city such as Parts of Malleswaram, Richmond Town, Vasant Nagar, Jayanagar, Vijayanagar, Visveswarapura, Rajajinagar, RT Nagar, etc.

4.1.2) Regulations

[3][**(i) Permissible land uses: In Ring-I and II**

- Main land use - R
- Ancillary land uses allowed are:-
  1. Petty shops, Newspaper, Stationery and Milk booth, Vulcanizing shops
  2. STD/FAX/Internet Centre / ATM centers
  3. Hair Dressing and Beauty parlors
  4. Offices / Clinics belonging to professional services category and self owned
  5. Tailoring, Dry cleaners
  6. Bakery and Sweetmeat shop
  7. Pathological Labs
  8. Retail shops and hardware shops
  9. Banks, Insurance and Consulting and Business Offices.
  10. Mutton and Poultry stalls, Cold storages
  11. Job typing / Computer training institutes, Cybercafé, Internet browsing
  12. Uses for small repair centers- electronic, mechanical automobile etc,
  13. Photo studio
  14. All uses under I-1
  15. Sub offices of utilities & Urban amenities
- Ancillary use is allowable upto 20% of the total built up area or 50 sq.m whichever is lower only in plots abutting to roads having width 12m or more

[7][**(ii) Permissible Land uses: In Ring-III**

- ~~Main land use - R and T1~~
- ~~Ancillary land use category: C2, I-2 and U3~~
- ~~Ancillary use is allowable upto 20% of the total built up area or 50 sqm whichever is lower only in plots abutting to roads having width 12m or more~~

[3] No: UDD 105 MNJ 2008, Bangalore, Dated:20/03/2015.

[7] No. UDD 100 MNJ 2024 Bangalore Dated: 31.12.2024.

- ~~If the plot size is more than 1000sqm having a frontage of 10m or more abutting road is more than 18m width, then ancillary uses can be used as main use.~~

(a) Main land use - R and T1;
(b) Ancillary land use category: C3, I-2 and U3; and
(c) If the plot size is more than 300 sq.m having a frontage of 10 meter or more and abutting road is 18m and above in width, then ancillary uses can be used as main use.]7

[2][~~(i) **Permissible Land Uses:**~~

~~a) **in Ring-I and II:-**~~

- ~~Main land use category: R and T1~~
- ~~Ancillary land use category: C2, I-2 and U3~~
- ~~Ancillary use in allowable up to 20% of the total built up area or 50 sq.m whichever is lower, only in plots abutting to roads having width 12m or more~~
- ~~In Ring - II, if the plot size is more than 1000 sq.m having a frontage of 10m or more and the abutting road is more than 18 m width, then ancillary uses can be used as main use.~~

~~b) **in Ring -III**~~

- ~~Main land use category R and T1~~
- ~~Ancillary land use category C2, I-2 and U3~~
- ~~Ancillary land use is allowable up to 20% of total built up Area or 50 sq.m whichever is lower, only in plots abutting roads having width 12m or more.~~
- ~~If the plot size is more than 1000 sq.m having a frontage of 10 m or more and abutting road is more than 18 m width, then ancillary uses can be used as main use.~~]3

Note: Space Standards as at table No: 7 are applicable.

~~**i) Permissible land uses:**~~

- ~~Main Land use : **R & T1**~~
- ~~Ancillary Land use category: **C2, I-2 & U3**~~
- ~~Ancillary use is allowable to 20% of the total built up area or 50 sq.m which ever is higher.~~
- ~~If the Plot size is more than 240 sq.m, having a frontage of 10.0 m or more, and the abutting road is more than 18.0 m width, then ancillary uses can be used as main use.~~]2

2 No: UDD 105 MNJ 2008, Bangalore, Dated:11-12-2014.

Table 10: FAR and Ground Coverage in Residential (Main)

Sl.No.	Plot size (sq.m)	Ground Coverage. (Max)	FAR	Road width (m)
1.	Up to 360	Up to 75 %	1.75	Up to 12.0
2.	Above 360 up to 1000	Up to 65 %	2.25	Above 12.0 up to 18.0
3	Above 1000 up to 2000	Up to 60 %	2.50	Above 18.0 up to 24.0
4.	Above 2000 up to 4000	Up to 55 %	3.00	Above 24.0 up to 30.0
5.	Above 4000 up to 20000	Up to 50 %	3.25	Above 30.m

ii) Notes:

a) Setbacks shall be in accordance with Table.8 or Table.9 depending on the height of proposed building and the plot size.

b) [13][~~If the road width is less than 9.0 m, then the maximum height is restricted to~~ [11][~~11.5 12m~~][11] ~~meters or Stilt +GF+2 floors (whichever is less) irrespective of the FAR permissible~~ if the road width is less than 9.0 m., then the maximum height is restricted to 15.0m (including stilt floor) irrespective of the FAR permissible.

c) ~~Multi dwelling units (Apartments) shall be allowed only on plot sizes of above 360 sq.m in the I and II Ring and on plots above 750 sq.m in the III Ring. In both cases, the road width shall be more than 9.0m.~~ **In Ring III:** on plot size above 360 sq.m and upto 750 sq.m apartment consisting of maximum of 8 dwelling units may be permitted and in plot area above 750 sq.m apartment may be permitted.

In Ring I, II & III: on plot size above 200 sq.m and below 360 sq.m apartment consisting of maximum 6 dwelling units may be permitted.

Provided, in Ring I & II on plots of size 360 sq.m and above, apartment may be permitted.

In all the above cases minimum road width shall be 9.0 m.][13]

d) TDR is applicable as per rules.

4.1.3) Parking

As applicable vide Table no: 23

[13] No. UDD 235 MNJ 2025(E) Bengaluru, date: 05.01.2026.

[11] No. UDD 31 MNJ 2022(E) Bengaluru, Dated:01.08.2025.

4.2 RESIDENTIAL (MIXED)

4.2.1) Description

Main features of 'Mixed Land Use' areas are those where employment, shopping and residential land uses will be integrated in a compact urban form, at higher development intensities and will be pedestrian-oriented and highly accessible by public transit. Mixed use areas will foster community interaction by providing focus on community facilities.

- The design and development of mixed use activity areas provide opportunities to create and/or maintain a special community identity and a focal point for a variety of city wide, community and neighbourhood functions.
- Mixed activity areas address the demand for employment, shopping and residential areas within the city.

4.2.2) Regulations

[3][**(i) Permissible land uses: In Ring-I and II:-**

- Main land use - R
- Ancillary Land uses allowed are:-
  1. Petty shops, Newspaper, Stationery and Milk booth, Vulcanizing shops
  2. STD/FAX/Internet Centre / ATM centers
  3. Hair Dressing and Beauty parlors
  4. Offices / Clinics belonging to professional services category and self owned
  5. Tailoring, Dry cleaners
  6. Bakery and Sweetmeat shop
  7. Pathological Labs
  8. Retail shops and hardware shops
  9. Banks, Insurance and Consulting and Business Offices.
  10. Mutton and Poultry stalls, Cold storages
  11. Job typing / Computer training institutes, Cybercafé, Internet browsing
  12. Uses for small repair centers- electronic, mechanical automobile etc,
  13. Photo studio
  14. All uses under I-1
  15. Sub offices of utilities & Urban amenities
- Ancillary use is allowable upto 20% of the total built up area or 50 sqm whichever is lower only in plots abutting to roads having width 12m or above.

[7][**(ii) Permissible Land use: In Ring-III**

- ~~Main land use category - R~~
- ~~Ancillary land use category: C3, I-2, T2 and U4~~
- ~~Ancillary uses allowable upto 30% of the total built up area~~

[3] No: UDD 105 MNJ 2008, Bangalore, Dated:20/03/2015.

[7] No. UDD 100 MNJ 2024 Bangalore Dated: 31.12.2024.

- ~~If the plot size is more than 1000sqm having a frontage of 10m or more and abutting road is more than 18m width, then ancillary uses can be used as main use.~~

(a) Main land use category: R;
(b) Ancillary land use category: C3, I-2, T2 and U4;
(c) If the plot size is more than 300 sq.m having a frontage of 10 meter or more and abutting road is 18m and above in width, then ancillary uses can be used as main use.]7

~~[2[**(i) Permissible Land uses:**~~

~~a) **in Ring-I and II.**~~

- ~~Main Land use category: R and T1~~
- ~~Ancillary land use category: C2, I-2 and U3~~
- ~~Ancillary land use is allowable up to 20% of the total built up Area or 50 sq.m whichever is lower, only in plots abutting roads having width 12m or more.~~
- ~~In Ring- II if the plot size is more than 1000 sq.m having a frontage of 10m or more and the abutting road is more than 18 m width, then ancillary uses can be used as main use.~~

~~**b) in Ring - III**~~

- ~~Main Land use category: R and T1~~
- ~~Ancillary land use category: C3, I-2, T2 and U4~~
- ~~Ancillary land use is allowable up to 30% of the total built up area only in plots abutting roads having a width 12m or more.~~
- ~~If the plot size is more than 1000 sq.m having a frontage of 10 m or more and the abutting road is more than 18m width, then ancillary uses can be used as main use.~~]3

Note: Space Standards as at Table No: 7 are applicable.

~~**i) Permissible land uses:**~~

- ~~Main land use category: **R**~~
- ~~Ancillary land use category: **C3, I-2**,**T2** and **U4**~~
- ~~Ancillary land use is permissible up to 30 % of the total built up area~~

~~If the Plot size is abutting a road as specified below, the ancillary uses can be used as main use. Space standards as at Table no 7 are applicable.~~

2 No: UDD 105 MNJ 2008, Bangalore, Dated:11-12-2014.

~~**Table 11: Plot Size and Ancillary uses permissible in Residential (Mixed)**~~

~~Sl.No.~~	~~Plot size (sq.m)~~	~~Road Width (Min)~~	~~Ancillary Uses permissible as main land use~~
~~1~~	~~Up to 240~~	~~**15.0m**~~	~~C2, I-2,U3,T2~~
~~2~~	~~Above 240 Up to 1000~~	~~**18.0m**~~	~~C3, I-2,U4,T2~~

~~]2~~]3

Table.12: FAR and Ground Coverage in Residential (Mixed) zone up to 20000 sq m

Sl.No.	Ground Coverage. (Max)	FAR	Road width (m)
1	Up to 70 %	1.75	Up to 12.0
2	Up to 65 %	2.25	Above 12.0 up to18.0m
3	Up to 60 %	2.50	Above 18.0 up to 24.0m
4	Up to 55 %	3.00	Above 24.0 m up to 30m
5	Up to 50 %	3.25	Above 30m

iii) Notes;

a) Setbacks shall be in accordance with Table 8 or Table 9 depending on the height and the plot size.

b) TDR is applicable as per rules.

4.2.3) Parking

a) Buildings with a floor area not exceeding 100sqm are exempted from providing car parking. However, equivalent parking fee shall be levied as determined by the authority from time to time. This is applicable only for areas coming within I Ring.

b) As applicable vide Table no: 23

4.3 COMMERCIAL (CENTRAL)

4.3.1) Description

The Historic and commercial core of Bangalore as delineated on the map mainly comprising of **Petta** area such as Chickpet, Cubbonpet, Cotton pet, etc and parts of **Shivajinagar** around the Russell Market area.

4.3.2) Regulations

i) Permissible land uses:

- Main Land use category: **C4**
- Other land uses permissible (as main land use): **R, I-3, T3 & U4**

Table 13: FAR and Ground Coverage in Commercial (Central)

Sl. No.	FAR(Max)	Ground Coverage
1	2.50	75%

ii) Notes:

i. **Setbacks** need not be insisted except on the front side up to a size of 150 sq.m, and for plots ranging between 150sqm to 500sqm, no setbacks on rear and side shall be insisted. In all other cases setbacks shall be in accordance with Table. 8 or Table. 9 depending on the height of the proposed building and the plot size.

4.3.3) Parking:

i. Buildings with a floor area not exceeding 100sqm are exempted from providing car parking. However, equivalent parking fee shall be levied as determined by the authority from time to time. Parking fee shall be credited to a separate head of account and it shall be used for providing parking facilities.
ii. Parking as applicable vide table.23

4.4 COMMERCIAL (BUSINESS)

4.4.1) Description

This zone comprises of areas in between MG Road, Brigade Road, Residency Road, Madras Bank Road and St Marks Road and also areas between the traffic island of Mayo hall, Magrath Road and Residency Road, Manipal Centre between MG Road and Ulsoor Road. Some pockets in the III Ring have been demarcated as Commercial (Business) zone, with the objective of supporting formation of secondary centres.

4.4.2) Regulations

i) Permissible land uses:

- Main land use category: **C3**
- Other land uses permissible (as main land use): **R, I-3, T3 & U4**
- If the road width is less than 12.0m and plot area is less than 240sq.m then, **C2, I-2, R** and **U4** only are allowed.

Table 14: FAR and Ground Coverage in Commercial (Business) up to 12000 sq.m

Road width (m)	FAR	Coverage
Less than 9	1.50	55 %
Above 9 and up to 12	1.75	50 %
Above 12 and up to 18	2.25	50%
Above 18.0 up to 24.0	2.50	45 %
Above 24.0 m up to 30.0	3.00	40 %
Above 30.0 m	3.25	40 %

iii) Notes

a) TDR is applicable as per rules.

b) Setbacks shall be in accordance with Table-8 or Table-9 depending on the height of the proposed building and the plot size.

4.4.3) Parking:

As applicable vide Table no: 23

4.5 MUTATION CORRIDORS

4.5.1) Description

The radial corridors and main arteries/ corridors of the city are designated as Mutation Corridor Zones.

4.5.2) Regulations

i) Eligibility for the zone:

- Plots facing the corridors shall have a minimum frontage of 12m.
- For mutation corridor, the maximum depth for zone consideration in case of sub divided layout is two property depth(if they are amalgamated), subject to the condition that entry and exit are provided from the front road only(abutting the Mutation corridor), so that the residential area on the rear side is insulated from the effects of commercial activity. In case the applicant cannot come up with the reconstituted/amalgamated plot, then, only one property depth shall be allowed. Decision of the authority in this regard is final.
- In case of lands that have no plotted development, a maximum of one property depth (as per the document which existed prior to the approval of Revised Master Plan 2015) may be allowed. Decision of the authority in this regard is final.
- For the purpose of claiming benefit under Mutation Corridor, if access is provided for the rear property using another property abutting the Mutation Corridor, then the Mutation Corridor benefits shall not be allowed.

ii) Permissible land uses:

- Main Land use category: **C4**
- Other land uses permissible (as main land use): **R, I-3, T3 & U4**

Table 15: FAR and Ground Coverage in Mutation Corridors (Commercial)

Sl. No.	Plot size	FAR	Ground Coverage	Road width
1	All plot sizes up to [13][~~12000~~ ~~sq.m~~ 10000 sq.m][13]	2.75	55%	Up to 30m
2		3.25	50%	Above 30m

iv) Note:

a) Setbacks shall be in accordance with Table.8 or Table.9 depending on the height of the proposed building and the plot size.

4.5.3) Parking:

As applicable vide Table no: 23

[13] No. UDD 235 MNJ 2025(E) Bengaluru, date: 05.01.2026.

4.6 COMMERCIAL AXES

4.6.1) Description

The major and minor roads which have commercial activities along them are recognized as commercial axes and are included within the zone. As these are part of the residential zone through which they pass and the regulations applicable shall be that of the main zone in which they are located with an exception to the permissible land uses of commercial axes.

4.6.2) Regulations

i) Permissible land use category:

- If the plot size is more than 240 sq.m and faces a road width up to 15.0 m, C2, I-2 & T2 uses in addition to uses allowable in the respective zone are permissible
- If the plot size is more than 240 sq.m and faces a road width 15.0 m and above, C3, T2 and I-2 uses in addition to uses allowable in the respective zone are permissible.

ii) FAR and Ground Coverage

The FAR and Ground Coverage Regulations for the Commercial Axes will be same as that of the table for the surrounding zone that it passes through e.g. a Commercial Axes passing through a Residential (Main) Zone shall avail FAR and Ground Coverage of a Residential (Main) Zone.

iii) Note;

a) Setbacks shall be in accordance with Table.8 or Table.9 depending on the height of the proposed building and the plot size.

b) TDR is applicable as per rules.

4.6.3) Parking

As applicable vide Table no: 23

4.7 INDUSTRIAL [I (General)]

4.7.1) Description

This zone supports the establishment of all types of industries.

4.7.2) Regulations

i) Permissible land uses;

- Main land use category: **I-5**
- Ancillary land use category: **R, C4, U2 & T3**
- Ancillary use allowable up to **10 %** of the total land area.
- If the road width is more than **15** mtrs, **T3** may be allowed as main land use.

[13][**Table.16: FAR and Ground Coverage in Industrial (General)**

~~Sl.no~~	~~Size of the Plot (sq.m)~~	~~Ground cover~~	~~FAR~~	~~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~~	~~10.0~~	~~8.00~~

Sl no	Size of the plot (sq.m)	Ground cover	FAR	Setback	
				Setback Front	Rear and sides
1	Upto 500	75%	1.50	12% of depth of site	8% of the depth/width of site”
2	Above 500 upto 1000	60%	1.25	4.50	4.50
3	Above 1000 upto 3000	50%	1.00	6.00	6.00
4	Above 3000	45%	1.00	10.00	8.00

]13

iii) Notes:

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 set backs as in table.8 or table.9

b) All lands/sites allotted by government agencies like KIADB, KSIIDC etc, for industrial use shall not be permitted to be utilised for any other use, without the NOC from such departments/ agencies as case may be.

c) TDR is applicable as per rules.

4.7.3) Parking

As applicable vide Table no: 23

[13] No. UDD 235 MNJ 2025(E) Bengaluru, date: 05.01.2026.

4.8 INDUSTRIAL (Hi -Tech: [I (H)]

4.8.1) Description

This is a priority area for establishment of activities associated with new technologies: IT, IT Enabled Services, BT, electronics, telecom and other emerging areas and as well as services sector organised in industry format (Back offices, etc). This zone also enables work- home – play relationship.

4.8.2) Regulations

i) Permissible land uses:

- Main land use category: **I-3**
- Ancillary Land use: **R, C3, T2 & U4**
- Ancillary use allowable up to 40 % of the total built up area

Wherever the road width is less than 12m, then on such lands residential developments may be permitted as main use.

Table.17 FAR and Ground Coverage in Industrial (Hi-Tech zone):

Sl. No	Size of the plot (sq.m)	Ground cover	Permissible FAR	Road width (m)
1	Up to 1000	55%	2.00	Up to 12.0
2	Above 1000 up to 2000	50%	2.25	Above 12.0 up to 18.0
3	Above 2000 up to 4000	50%	2.50	Above 18.0 up to 24.0
4	Above 4000 up to 6000 sq.m	45 %	3.00	Above 24.0 up to 30.0
5	Above 6000 up to 12000 sq.m	45 %	3.25	Above 30.0

Note:

a) Setbacks shall be in accordance with Table.8 or Table.9 depending on the height of the proposed building and the plot size.

b) TDR is applicable as per rules.

4.8.3) Parking

As applicable vide Table no: 23

4.9 PUBLIC AND SEMI PUBLIC (P&SP)

4.9.1) Description

This zone includes Government owned complexes and civic amenities and large infrastructure facilities of health, education, sports, cultural and social institutions.

4.9.2) Regulations

i) Permissible land use

Main land use category**: U4**

This shall include Government administrative centres, district offices, law courts, jails, police stations, institutional offices, health facilities (including health tourism), educational, cultural and religious institutions, community halls, working hostel facilities, convention centres of non-commercial nature, utilities and all uses permissible in parks and open spaces.

- Ancillary land use category: **R, C2 & T2**
- Ancillary uses to the main use shall not exceed 20% of sital area.

Table 18: FAR and Ground Coverage in Public and Semi public

Sl.no	Size of the plot (sq.m)	Ground cover	FAR	Setbacks
1	Up to 500	60%	1.50	Refer Table.8 or Table.9
2	Up to 1000	55%	1.75	
3	Above 1000 up to 2000	50%	2.00	
4	Above 2000	45%	2.25	

Note:

i) In case, any private property is included within the boundary of Public and Semi public use and if the owner can establish that the ownership of land vests with him/her, the land use adjoining the land shall be assigned to the land in question.(to be decided by the Authority only).

ii) TDR is applicable as per rules.

4.9.3) Parking:

As applicable vide Table no: 23

4.10 TRAFFIC AND TRANSPORTATION (T&T)

4.10.1) Description

[1][Transportation zones are reserved for Transport and Transport related activities such as railway lines, railway yards, railway stations, railway workshops and sidings, roads, road transport depot, bus stations and bus shelter parking areas, truck terminals, dock yards, jetties, piers, airports and air stations, special wear housing, cargo terminals and transfer of cargo between different types of transport (rail, road and air), post offices, telegraph offices, telephones and telephone exchanges, television telecasting and radio broadcasting stations, microwave stations and offices in their own premises and residential quarters for watch and ward.

4.10.2) Regulations

Permissible land uses

Main land use category: T4(for MLCP, refer note below)

Ancillary land uses: R, U2, C3, I-3

- Retails shops, Restaurants and Hotels, Show rooms, Offices, Boarding and Lodging Houses, Banking Counters, Indoor recreational uses, Multiplexes, Clubs, Godowns, two wheeler parking and other conforming Commercial Activities that are ancillary to the main use. Provided;

  "total area for such ancillary uses shall not exceed **45% of the Permissible FAR** of the project when taken up by the Central, State Government, Agencies and Public Undertakings; **and shall not exceed 20%** of the total built up area in other cases.

- If the road width abutting the land is less that 12m, then I-2, U2 or C2 may be allowed as main land use or as independent land use.

Table 19: FAR and Ground Coverage in Traffic and Transportation

Sl. No.	Size of the Plot (sq.m)	Ground over	FAR	Setbacks
1	Up to 500	60%	1.00	Refer Table.8 or Table.9
2	Above 500 upto 1000	55%	1.25	
3	Above 1000 upto 2000	50%	1.50	
4	Above 2000	45%	1.50	

Note:

i. When Multi Level Car Parking (MLCP) is proposed on a plot as independent activity, there shall not be any limitation of FAR or height of building subject to condition that it satisfies fire and airport authority restrictions wherever applicable.

[1] No. UDD 93 MNJ 2008, Bangalore, dated: 2nd March, 2009

ii. TDR is applicable as per rules.

iii. Station boundary should be as defined by the BMRCL/concerned authority.

~~Transportation zones are reserved for Transport and Transport related activities such as railway yards, railway station, bus stands, bus shelters, Road and transport depots, parking areas, airport, special warehousing, cargo terminals and transfer of cargo between different types of transport (rail, road, air).~~

~~4.10.2) Regulations~~

i) ~~Permissible land uses~~

~~Main land use category~~**~~: T4 (for MLCP, refer note below)~~**

~~Ancillary land uses:~~ **~~R, U2, C2, I-3~~**

- ~~Ancillary land uses permissible subject to a condition that the built up area shall not exceed 300 sq.m or 5% whichever is higher.~~
- ~~If the road width abutting the land is less than 12m then I-2, U2 or C2 may be allowed as main land use or as independent land use.~~

~~Table 19: FAR and Ground Coverage in Traffic and Transportation~~

~~Sl.no~~	~~Size of the plot (sq.m)~~	~~Ground cover~~	~~FAR~~	~~Setbacks~~
~~1~~	~~Up to 500~~	~~60%~~	~~1.00~~	~~Refer Table.8 or Table.9~~
~~2~~	~~Up to 1000~~	~~55%~~	~~1.25~~	
~~3~~	~~Above 1000 up to 2000~~	~~50%~~	~~1.50~~	
~~4~~	~~Above 2000~~	~~45%~~	~~1.50~~	

~~Note:~~

~~i. When **Multi Level Car Parking (MLCP)** is proposed on a plot as independent activity, there shall not be any limitation of FAR or height of building subject to condition that it satisfies fire and airport authority restrictions where ever applicable.~~

ii. ~~TDR is applicable as per rules.~~][1]

4.10.3) Parking as per vide table. 23

4.11 PUBLIC UTILITIES (PU)

4.11.1) Description

Public utilities include energy, water, telecommunication, sub stations, gas and gas lines, transformers, and microwave towers and solid waste management facilities such as land fill sites.

4.11.2) Notes:

1. The buffer created for accommodating the utilities such as Power, Water Pipeline, Oil pipelines, and High Voltage lines, gas lines and any other utilities. Each "buffer" is dictated by technical standards specified by the competent authority.
2. The regulations for the above will be decided by the Authority.
3. In case of new developments, these shall remain as non buildable areas and remain as reservations and marked for the purpose intended. They may be considered for calculation of open spaces within the schemes while approving building/development and layout plans.
4. For electrical networks, KPTCL standards are followed.

4.12 PARK AND OPEN SPACE (P)

4.12.1) Description

The natural and man made features meant for environmental conservation and preservation, including water bodies, forests and drains; parks, playgrounds, burial grounds and crematoria.

4.12.2) Regulations

i) Permissible land uses:

i. Uses permissible include: Sports grounds, stadium, playgrounds, parks, swimming pools, cemeteries, garden land and crematoria.
ii. Uses permissible under special circumstances by the authority: Open air theatres, indoor recreational uses, dwelling for watch and ward, sports clubs, libraries, milk booths, HOPCOMS, the area of such use shall not exceed 5% of the total area and shall not be more than G+ 1 floor in any case.
iii. Setbacks for the above will be decided by the Authority taking into account the surrounding development and traffic scenario in that area.

ii) Valley/ drain

Within the demarcated buffer for the valley the following uses are allowed:

i. Sewerage Treatment Plants and Water treatment plants
ii. Roads, pathways, formation of drains, culverts, bridges, etc which will not obstruct the water course, run offs, channels.
iii. In case of water bodies a 30.0 m buffer of 'no development zone' is to be maintained around the lake (as per revenue records) with exception of activities associated with lake and this buffer may be taken into account for reservation of park while sanctioning plans.
iv. If the valley portion is a part of the layout/ development plan, then that part of the valley zone could be taken into account for reservation of parks and open spaces both in development plan and under subdivision regulations subject to fulfilling section 17 of KTCP Act, 1961 and sec 32 of BDA Act, 1976.
v. Any land falling within the valley for which permission has been accorded either by the Authority or Government, and then such permission shall be valid irrespective of the land use classification in the RMP 2015. Fresh permissions for developments shall not be accorded in valley zone.

NOTE:

Drains: The drains have been categorized into 3 types namely primary, secondary and tertiary. These drains will have a buffer of 50, 25 and 15m (measured from the centre of the drain) respectively on either side. These classifications have been used for the drains newly identified while finalizing the RMP 2015. In case the buffer has not been marked due to cartographical error for any of the above types of drains, then based on the revenue records buffer shall be insisted in all such cases without referring the land use plan while according approval for building/development/ layout plan. Permissions in sensitive areas earmarked on the land use plan shall be considered only by the planning Authority.

~~[10e][the following Infrastructure shall be permitted within the buffer area along the rivers and other Water bodies, namely:-~~

~~1. Water Pumping Stations;~~

~~2. Walking tracks;~~

~~3. Play fields without any building construction;~~

~~4. Cycling tracks; and~~

~~5. Parks~~

~~In case of rivers in Coastal regulations zones No Objection Certificate shall be obtained from the Coastal regulatory authority before permission is granted for the above uses.][e]~~[10]

[12][Irrespective of anything contained in the zonal regulations, the following regulations with regard to lakes and drains shall be applicable.

Buffer for Lakes:- The buffer to be maintained around the lake (as per revenue records) and the infrastructure/activities permissible in the lake and the buffer area shall be as stipulated in the Karnataka Tank Conservation and Development Authority Act. This buffer may be taken into account for reservation of park while sanctioning plans.

Drains:- The drains have been categorized into 3 types namely primary, secondary and tertiary as below:

Primary Drain:- shall mean natural drain/ nala as per revenue records meant for carrying storm water, leading from lake to another lake or leading from lake to a river.

Secondary Drain:- Shall mean natural drain/nala as per revenue records meant for carrying storm water, leading to a lake or to a primary drain.

Tertiary Drain:- shall mean natural drain/ nala as per revenue records meant for carrying storm water, leading to secondary drain.

Minimum buffer for primary, secondary and tertiary drain/ nala shall be as below.

Sl No.	Classification	Buffer on either side from the edge of drain / nala as per revenue records (in m.)
1	Primary	15.00
2	Secondary	10.00
3	Tertiary	5.00

[10] No. UDD 27 MNJ 2024 (E) Bengaluru, Dated: 16.07.2025.

[c] No. UDD 15 TTP 2015 Bengaluru, Dated 21.04.2020.

[12] No. UDD 468 MNJ 2025(E) Bengaluru, dated: 15.10.2025.

Whereas drain/nalas leading to tertiary drains shall be maintained as per the revenue records and buffer shall not be insisted for such drains/ nalas.

Permissible uses / activities in the buffer shall be as specified in the zonal regulations.

These classifications have been used for the drains identified in the approved Master plan. In case the buffer has not been marked in the Master plan for any of the above types of drains, then based on the revenue records, buffer shall be insisted in all such cases without referring the land use plan while according approval for building/development/layout plan. Permission in sensitive areas, if earmarked on the land use plan, shall be considered only by the Planning Authority.][12]

[g][KARNATAKA TANK CONSERVATION AND DEVELOPMENT AUTHORITY ACT

Section 12:- (3) make any construction or carry on any commercial or recreational or industrial activity within the Buffer zone of the tanks specified in the table below except other public utility services like construction of roads, bridges, electrical line, water supply line, Under Ground Drainage (UGD) line, Jack well or pump house or Sewage Treatment Plant (STP), Intermediate Sewage Pumping Station (ISPS), Wetwell, Aquaduct and allied works with prior approval of the Authority, without any obstruction at the natural or normal course of inflow or outflow of water into, or from, the tanks on the upstream and or downstream even after said works:

TABLE

Sl. No.	Area of tank in acre/gunta	Buffer from revenue boundary of the tank in meters
1	upto 0.05	0
2	Above 0.05 to 0.10	1.00
3	Above 0.10 to 1.00	3.00
4	Above 1.00 to 10.00	6.00
5	Above 10.00 to 25.00	12.00
6	Above 25.00 to 100.00	24.00
7	Above 100.00	30.00

(3-A) Notwithstanding anything contained in clause (3) the provisions regarding Siting Guidelines for new industries excluding new healthcare establishments and new infrastructure projects specified in the Karnataka State Board for the Prevention and Control of Water Pollution (Procedure for Transaction of Business) and the Water (Prevention and Control of Pollution) Rules, 1976 shall prevail.][g]

[g] NO.DPAL 49 SHASHANA 2025, BENGALURU, DATED:18.02.2026.

4.13 AGRICULTURAL LAND ZONE (AG)

4.13.1) Description

The area outside the conurbation limits.

4.13.2) Regulations

i) Permissible land use

- Agro processing units using locally produced agriculture produce as raw materials.
- Urban amenities such as burial grounds, education and health institutions, sports grounds, stadium, playgrounds, parks and garden land.
- Public utilities such as solid waste land fills, water treatment plants, power plants, fuel stations and other highway amenities such as weigh bridges, check posts, toll gates, having access to major roads.
- Agriculture, Horticulture, Dairy, Milk Chilling centres, Farm houses and accessory not exceeding 250 sq.m of plinth area within the plot area limitation of 1.2 Ha limited to G+ 1 floor.
- Clubs, cultural buildings, exhibition centres, storage and sale of farm products.
- Service and repairs of farm machinery.
- Piggeries and poultry farms, livestock rearing.
- Brick Kilns.
- When the land is more than 40.0 ha in extent, Golf course along with ancillary uses like administrative office, guest rooms/guest houses and dining facilities are permissible.

ii) Coverage:

- 20 % of the sital area of the land may be used for educational and health purposes and a building height of G+1 floor only shall be permitted.
- For Golf courses on land area which is above 40 ha, ancillary uses can be permitted up to a maximum of 20 % of sital area subject to a building height of G+1 floor only.
- For uses other than education, health and Golf courses, 5% of sital area of the land may be permitted subject to a building height of G+1 floor only.
- Set backs as per Table 8.

iii) Regulations for Rural Development

Within a radius of 250m from the gramathana (as defined in the note below) developments required for the natural growth of the village may be permitted with the following regulations:

1) FAR : 1.0
2) Maximum no of floors: G+1
3) Setbacks and coverage for the respective uses: As per Table no 8

iv) Note:

a) Gramathana: means old village settlement as earmarked in the revenue survey map (village map). Any addition already made to the gramathana in any form shall not be considered while measuring the distance between land in question and gramathana.

4.14 UNCLASSIFIED USE (UC)

(i) Many of the areas on the planning district maps are under *unclassified use* and these include Defence and notified lands. If any discrepancies are observed regarding the boundaries, land use and extent, the authority may take appropriate decisions. Any disputes shall be referred to the Government and the decision of the Government shall be final.

(ii) In case, any private property is included within the boundary of unclassified and if the owner can establishes that the ownership of land vests with him/her, the land use adjoining the land shall be assigned to the land in question (to be decided by the Authority Only)

CHAPTER 5: PLANNING PERIMETERS AND SCHEMES:

5.1) Planning Perimeters: These areas that are proposed to be taken up as detailed schemes are shown as planning perimeters and schemes. The planning perimeters include the Area improvement scheme, transport and utilities perimeters, which are delineated on the map and serve as informational tool. Detailed studies and action planning for the same will need to be taken up in due course of the Revised Master Plan period.

(i) Area improvement schemes:

These are identified areas which require detailed planning and design schemes that can be implemented by the Govt, Private sector, ULBs. The specifics and the program content of the scheme needs to be approved by the Local planning Authority.

Slums, poorly serviced infrastructure areas and any other area that have significant impact at the Planning district level are to be taken up within the area improvement perimeters and detailed out for implementation.

(ii). Transport and utilities scheme:

Areas identified for need of detailed project planning and implementation by the relevant authority includes utilities, road underpasses, flyovers, etc. Necessary studies are to be carried out in order to implement the proposals. This shall be in consultation with the Authority.

(iii). Heritage conservation areas:

The areas worthy of conservation are marked on the map. With detailed plans and studies, the action plan for conserving them shall be taken up.

5.2) Co-ordinated Planning Schemes:

The Co-ordinated planning schemes are the zones where the BDA intends to take up development under its own schemes through the regulations prescribed for commercial zone.

5.3) Redevelopment Scheme:

Following regulations shall apply for all redevelopment schemes taken up by Karnataka Slum Clearance Board/BDA/BBMP/KHB within the local planning area of Bangalore:

- Redevelopment schemes (including slums) may be allowed in the following Land uses:
  - Residential (Main), Residential (Mixed), Commercial (Central), Commercial (Business), Industrial (General) & Industrial (Hi-tech).
- Maximum plot coverage is allowable up to 60%.
- Maximum FAR is allowable up to 3.
- In case of Layout/Group housing, minimum of 10 % of area for Park and 5% of area for C.A shall be reserved and maintained by the respective authorities.

Note: Set backs shall be applicable as per Table 8 or 9 as the case may be.

CHAPTER 6: SUBDIVISION REGULATIONS

6.1) RESIDENTIAL

a. Road widths:
The minimum width of road shall not be less than 9.0 m and the road widths shall not be less than the plot widths facing the respective road.
Every Fourth road in a layout shall have a minimum of 12.0 m width.

b. Area for Residential development:
Apart from the provision for amenities and open spaces, the area for residential development shall be up to a maximum of **55 %** of the total land area.

c) Parks / Open spaces and Playgrounds: Parks / Open spaces and Playgrounds shall not be less than **15 %** of the total land area. This shall be relinquished to the Authority (free of cost and free of encumbrance) and if required, the authority may handover the area for maintenance to the resident's welfare association. If the land is not maintained up to the satisfaction of the authority, it shall be resumed back by the authority.

d) Civic amenities and Roads:

i) After making provision for Parks and roads in the layout, the balance portion of land shall be earmarked for civic amenity site only. Such CA site shall be relinquished to BDA free of cost and free of encumbrance.
ii) If the area that remains after making provision for road and park is less in extent, then the authority shall have the discretion to earmark such land for park.
iii) When ever the total area proposed for formation of layout exceeds 10 acres, then adequate extent of land may be earmarked for provision/installation of utilities like transformer, sewage treatment plant, overhead water tank, bus bay/shelter etc. This area may be taken in to calculation under either CA or Park as the case may be. Decision of the Authority in this regard shall be final.
iv) CA sites owned by Bangalore Development Authority (BDA) could be used for any purpose irrespective of the land use classification in the Revised Master Plan-2015. But, such use shall be based on the need of the locality and the Authority has to take a conscious decision in this regard. This clause is operative till amendments to relevant Acts & Rules are made.

e) Exemptions:

[b][~~On request from the land owner, reservations for Parks and Civic Amenities as per subdivision regulations may be dispensed with by collecting the guideline value of equivalent converted land, in case the land is less than 4,000 sq.m. The value to be collected from the land owner in lieu of open space and civic amenity shall be in addition to other fees/charges as prescribed by the Govt. from time to time.~~

- ~~The authority shall deposit the amount so collected under separate head of accounts and shall be utilized only for the acquisition and development of areas reserved for parks and open spaces in the Revised Master Plan.~~

"Subject to the provisions of Master Plan in respect of land use, proposed roads and minimum road width, wherever the total extent of land of the private residential layout of

[b] No. Udd 162 Bemrupra 2011, Bangalore, Dated: 14.09.2012.

approval by the Planning Authority is 4000 sq.m (0.40 hectares) and below, 15% of the total area shall be reserved for parks and open spaces".][b]

- [5][~~In case of residential layouts proposed for development by individuals wherein the extent of land is more than 10.0 ha, commercial uses up to 3 % of total land may be permitted within the permissible percentage of 55 % in one or two blocks only.~~ The area earmarked for residential development shall be upto a maximum of 55% of the total land area. A maximum of 3% of the total area from out of permissible residential area may be earmarked for commercial use in one or two block only.][5]
- When the residential layouts / development plans are proposed / taken up by either Bangalore Development Authority (BDA) or Karnataka Housing Board (KHB) or Karnataka Slum Clearance Board (KSCB), then commercial uses may be allowed up to an extent of 5% of the permissible land to facilitate for neighbourhood facilities.

6.2) <u>General conditions applicable for sub division, amalgamation and Bifurcation of plot</u>:

i. Subdivision

- The Authority reserves the right to modify the layout submitted by the applicant / owner and may impose any condition either from planning point of view or in the interest of public.
- 60 % of the sites shall be released upon issue of work order based on the draft plan. The sites to be released are to be clearly indicated on the plan along with the phase wise development. The release of sites is subject to relinquishment of civic amenity sites / parks & open spaces and roads to the authority free of cost by way of a registered relinquishment deed. 40 % of the sites shall be released only after the layout is fully developed in terms of utilities and infrastructure. The entire process shall be as per the government order issued in this regard.
- The approval of Layout Plan is subject to the condition that the proposal satisfies all the requirements stipulated under section 17 of K.T.C.P Act, 1961 and section 32 of BDA Act, 1976.

ii. Amalgamation

- In the case of amalgamation, the proposed sites shall have the same land use.
- Ownership of the amalgamated plot could be in single or multiple names/family members/ company. But, amalgamation shall not be considered if the plots are under lease agreement.
- Development controls for the amalgamated plot shall be with reference to new dimensions.

iii. Bifurcation;

- In the case of all bifurcations, whether corner site or intermediate site, front setback for the resulting site abutting the road shall be the same as that of the original site and not that of the subdivided site.

5 No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019.

- A Plot/ Site which is a part of the sub division plan/layout/scheme duly approved by the authority maybe further bifurcated with prior permission of Authority and the sub divided plot shall not be less than the prescribed size.
- Bifurcated plot shall not be less than 50 sq mt. Bifurcated plot shall have a minimum of 3.0 m access.
- The bifurcated plot shall have a minimum of 6.0 m frontage.

6.3 REGULATIONS FOR NON RESIDENTIAL LAYOUT PLAN:

Sanction of layout plans for non residential purpose shall be subject to the following conditions:

i. 10 % of Total area shall be earmarked for Park and Civic amenities (ratio to be decided by authority).
ii. Minimum width of road shall not be less than 12.0 m.
iii. 5 % of the total area shall be reserved for parking purpose.
iv. Parks, CA and roads shall be handed over to Authority as per section 32 of BDA Act, 1976.

[9][CHAPTER 6-A: SINGLE PLOT APPROVAL REGULATIONS

6A.1. Any single plot approval under section 17 of the Act shall provide for and reserve as follows, namely:-

(i) Single Plot approval shall be considered for extent up to 10,000sq.m. In case of a single plot for non-residential use, the minimum area of single plot and width of abutting road shall be as specified in Table 7.

(ii) Single plot approval by the Authority for an area above 4000 sq.m. but not exceeding 10,000 sq.m., shall be, subject to the following:-

(a) in case of residential use, one contiguous parcel of land of at least fifteen percent (15%) of the plot area shall be reserved for park;

(b) in case of non-residential or mixed use purpose, one contiguous parcel of land of at least ten percent (10%) of the plot area shall be reserved for park and five percent (5%) of the plot area shall be reserved for surface parking;

(c) the said areas reserved for park and area reserved for road as per the Master Plan shall be relinquished free of cost to the Authority at the time of approval of single plot under section 17 of Act. The area reserved for surface parking shall be maintained for parking purpose and shall be handed over to the association of building owners;

(d) the total area considered for single plot approval shall be reckoned for determining Floor Area Ratio (FAR) while according approval under section 15 of the Act. The net area excluding areas reserved for road, park, surface parking shall be considered for determining coverage and setback; and

(e) areas reserved as buffer for nala or water body or high tension line or any buffer may be reckoned in the areas under the parks and shall be indicated in the plan as par, if so sought, by the applicant. Native trees shall be planted in the areas reserved for park or as buffer and shall not be paved or covered by any hard surface which prevents percolation of rain water:

Provided that in case of existence of nala or foot track or cart track or water body or high tension line or any buffer zone, the requirement of contiguous single parcel for park may be allowed to be suitable split, but in not more than two parcels.

Provided further that in case of water body or high tension line or foot track or cart track divide the plot into more than two plots and the foot track or cart track have not been re aligned to the edge of the plot in accordance with law, then the park may be split into more than two parcels.

Provided also that by incorporating the Master Plan, roads or foot track or cart track or by continuing the existing roads through the plot, if the plot is divided into two or more, such cases shall be treated as single plot, subject to relinquishment of road area under section 17 of Act, free of cost to the Authority.

[9] No. UDD 272 MNJ 2025 (E) Bengaluru, Dated: 16.07.2025.

(iii) In case of single plot approval for an area upto 2,000 sq.m, being sanction under section 17 of the Act, the owner of the plot shall be liable to pay charges, in lieu of reservation of land for park or surface parking, to the authority at the rate of five percent (5%) of the guidance value as under section 45B of the Karnataka Stamp Act, 1957, for the converted un-developed land at the same spot where the single plot is located and put to the same use as the proposed use of the single plot:

Provided that these charges shall not be collected in case of single plot with area of extent upto 55 sq.m.

(iv) In case of single plot approval for an area exceeding 2000 sq.m but not exceeding 4,000 sq.m., either the charges shall be levied to the authority at the rate of ten percent (10%) of the prevailing guidance value as under section 45B of the Karnataka Stamp Act, 1957, for the converted un-developed land at the same spot where the single plot is located and put to the same use as the proposed use of the single plot or one contiguous parcel of land of atleast ten percent (10%) of the plot area shall be reserved for park and handed over to the authority through registered relinquishment deed free of cost, irrespective of use of the plot as residential or non-residential or mixed use purpose.

(v) No sub-division or bifurcation of any land or plot, with or without building, shall be approved by the Authority for any extent of land except the single plot already created by a registered deed, before the commencement of these regulations.

(vi) In case the single plot approved under this chapter is required to be further sub-divided, approval of the Authority shall be obtained under Chapter 6 of these regulations.

(vii) The charges in lieu of reservation of area for park shall be collected in a separate escrow account and shall be utilized exclusively for acquiring land designated as park in the Master Plan and for development of such acquired areas as park.

(viii) The provisions of this chapter shall not be applicable to the single plots or Development plans approved by the Authority before commencement of the Zonal Regulations of the Revised Master Plan, 2015 of the Local Planning area of Bangalore (Amendment) Regulations, 2025.][9]

CHAPTER 7: REGULATIONS FOR RESIDENTIAL DEVELOPMENT PLANS AND NON RESIDENTIAL DEVELOPMENT PLANS.

7.1 Regulations for Residential Development Plan:

1. **10 %** of the land shall be reserved for Park & Open space. The open space (park) shall be relinquished to the authority free of cost and the same may be allowed to be maintained by the local residents association (registered), if the Authority so desires.
2. A minimum **5 %** of total plot area shall be provided for Civic amenities and the owner or developer shall develop such civic amenities which finally shall be handed over to the local residents association for maintenance. The mode of such handing over shall be decided by the authority.
3. FAR is calculated on the total land area after deducting Civic amenity site.
4. Parking area requirements shall be as applicable vide Table no: 23
5. Roads as shown in the Revised Master Plan 2015 shall be incorporated within Plan and shall be handed over to the authority free of cost.

Table 20: FAR & Ground coverage for Residential development plan on a site area over 20,000sqm.

Road width (m)	Coverage	FAR
[5][~~Less than 12.0~~ upto 12.0]5	60%	2.00
Above 12 and up to 18	55%	2.25
Above 18 and up to 24	55%	2.50
Above 24 m and up to 30	50%	3.00
Above 30.0 m	50 %	3.25

7.2) Regulations for Non Residential Development Plan and Flatted Factories

The non residential development plan and flatted industries are approved on the following conditions:

a. 10% of the total area shall be reserved for Parks and Open Spaces, which shall be maintained by the owner to the satisfaction of the Authority.
b. Parking area requirements shall be as applicable vide Table no: 23. An additional 5% of the plot area shall be reserved for surface parking.
c. FAR is calculated based on entire sital area [5][~~excluding~~ including]5 the area reserved for Park and Open Spaces.

5 No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019.

d. Roads as shown in the Revised Master Plan 2015 shall be incorporated within Plan and shall be handed over to the Authority free of cost.

e. The FAR and coverage shall be as per Table no 21, below.

Table.21 FAR & Ground coverage for Non – Residential development Plan and flatted industries on a sital area over 12,000sqm.

Road width (m)	Coverage	FAR
[5][~~Less than 9~~ upto 9.0][5]	60%	1.50
Above 9 and up to 12	55%	1.75
Above 12 and up to 15	55%	2.00
Above 15.0 to 18.0	50%	2.25
Above 18 and up to 24	50%	2.50
Above 24 and up to 30.0	45%	3.00
Above 30.0 m	45 %	3.25

7.3) **Regulation for Integrated Township**

'Integrated Township' concept is gaining more importance in the recent times. To give impetus to economic growth and to retain the vibrancy and dynamism of the urban form for a city like Bangalore, the concept of 'Integrated Township' with minimum 40 Ha of land having access from minimum 18 m road width is a good approach for the future of Bangalore.

Permissible in Residential / Commercial / Hi Tech / Industrial zones

a) Minimum area required - 40 Ha (100 acres).

b) Permissible Land Use
   i. Residential
   ii. High Tech
   iii. Industrial
   iv. Commercial

c) Permissible usage (% of allowable usage)

   i. Residential - 40%
   ii. Non-Residential

[5] No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019.

- High-Tech (IT, BT related activities) - 55%
- Commercial (to support the township) - 05%

d) Minimum Road width required - 18 Mtrs

e) Other Regulations for approval of integrated town ship

i. 10% of the total area shall be reserved for parks & open space. It shall be handed over to the authority free of cost & shall be maintained by the developer to the satisfaction of the authority.

ii. 5% of the site area shall be reserved for public & semi-public use / CA sites & shall be handed over to the authority; the same shall be allotted by the authority for development for specified C.A. either to the developer or others on lease basis.

iii. The FAR is calculated on entire area excluding area reserved for CA.

iv. Road shown in by Revised Master Plan 2015 shall be incorporated with in the plan and shall be handed over to the authority free of cost.

v. The FAR & coverage shall be as below;

Table 22: FAR and Ground coverage for Integrated Township.

Road Width	Coverage	FAR Allowable
[5][~~Above 18m < 24m~~ Above 18.0m upto 24.0m][5]	55%	2.5
[5][~~Above 24m < 30m~~ Above 24.0m upto 30.0m][5]	50%	3.00
Above 30m	45%	3.25

[5] No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019.

CHAPTER 8.0: PARKING REQUIREMENTS AND NORMS

Table 23: Parking requirements for various uses:

Sl. No	Type of use	One car parking of 2.5m x 5.5m each shall be provided for every
1	Theaters and Auditoriums except Educational Institutions.	25 seats of accommodation subject to minimum of 20
2	Retail Business (shops, Shopping complexes, Malls, etc)	50sqm of floor area
3	Multiplex integrated with shopping	40sqm of floor area plus requirement of parking according to Cinematographic act
4	Wholesale and Warehouse buildings	150sqm plus 1 lorry parking space measuring 3.5 m x 7.5 m. 1 additional for every 500sqm or part thereof
5	Restaurant establishment servicing food and drinks and such other establishments	75sqm of Floor area
6	Lodging establishments, hotels and Tourist homes	80 sq.m of Floor area.
7	For star hotels	[5][~~For every 2 rooms. Additional 10% of the total requirement shall be reserved as parking for visitors.~~ for every 2 Rooms plus 1 car parking for every 75sqm of remaining built up area for visitors and part thereof (FAR area to be considered).][5]
8	Office buildings (Govt/Semi-Govt.& Pvt)	[5][~~50sqm of Floor area~~ 75sqm along 1 KM on either side of the metro corridors. 50sqm of floor area, in the areas other than metro corridors.][5]
9	Hostels	Professional college hostels: 1 for every 5 rooms and others: 1 for every 10 rooms.
10	Industrial Buildings	100sqm of floor area plus 1 lorry space measuring 3.5 m x 7.5 m for every 1000 sq.mt or part thereof
11	Nursing homes	50sqm of Floor area
12	Hospitals	100sqm of Floor area
13	Multi- dwellings Units	**A.** Dwelling unit measuring more than 50 sq.m up to 150 sq.m of floor area. Additional 1 car park for part thereof, when it is more than 50% of the prescribed limit.

[5] No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019.

		B. Additional car parking for each two Dwelling units, if the DU is less than 50 sq.mt **C**. 10 % of additional parking shall be kept for visitors car parking.
15	Kalyana mantaps, Convention centers	50sqm of Floor area.
16	Recreational clubs	50sqm of Floor area.
17	Educational buildings	150sqm of Floor area
18	Other Public and Semi-Public Buildings	100sqm of Floor area

Note: Additional parking for part area shall be provided when the part area exceeds 50% of the prescribed limits/standards.

8.1) NOTES:

(a) Parking provision through building on stilts:

i) Parking provided on the ground floor with the building on stilts, parking area shall be exempt from the calculation of FAR.

ii) All sides of the stilt parking shall be open.

iii) [11][~~When stilt parking is provided the height shall not exceed 2.4mtrs and the height shall be considered for calculating the total height of the building~~ When stilt parking is provided, the height of the stilt floor shall be upto 3m. measured from floor to floor. The height of the stilt floor shall not be considered for computing the total height of the building,

Provided that the total height of the building does not exceed 15m irrespective of the plot size.]11

iv) Any place used for parking is not included in the calculation of FAR.

v) In case, additional car parking is provided as part of parking complex or parking lot in excess of required car parking, such area shall be exempt from reckoning the FAR.

vi) **11**[The stilt floor shall be compulsorily used for vehicle parking only.

vii) Misuse of the stilt floor shall not be permitted under any circumstances. In case of misuse of the stilt floor, action shall be initiated as per law against such violations including closure of the stilt floor and Bengaluru Electricity Supply Company (BESCOM) and Bengaluru Water Supply and Sewerage Board (BWSSB) shall not provide service connections for such buildings.

viii) In the case of non-residential buildings, if stilt floor is misused for any other purpose other than parking, trade licenses shall be confiscated or shall not be issued.]11

(b) Parking provision on multi level or on any number of floors:

i) Access Ramps, elevators, escalators to the upper floors or terrace floor shall not be provided in the setback area and ramps to be within the plinth area of the building and shall be exempt from FAR calculation.

11 No. UDD 31 MNJ 2022(E) Bengaluru, Dated:01.08.2025.

ii) Car Parking shall not be provided in the setback areas. If provided, a minimum of 3.0 m shall be left free from the building in case of G+3 buildings and a minimum of 6.0 m in case of buildings which are G+4 or more.

iii) When **Multi Level Car Parking (MLCP)** is proposed on a plot as independent activity, there shall not be any limitation for FAR or height of building subject to condition that they satisfy fire and airport authority restrictions where ever applicable.

CHAPTER 9: FIRE PROTECTION REQUIREMENTS AND SAFETY MEASURES AGAINST EARTH QUAKE.

9.1 General – The Planning design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, the provisions of Part-IV, Fire Protection Chapter and National Building Code shall apply.

For multi-storeyed, high rise and special buildings, additional provisions relating to fire protection contained in Annexure C of NBC shall also apply. The approach to the building and open spaces on all sides up to 6mtrs width and their layout shall conform to the requirements of the Chief Officer. They shall be capable of taking the weight of a fire engine weighing up to 18 tonnes. These open spaces shall be free of any obstruction and shall be motorable.

[a] [Note:

While issuing NOC for high rise hospital buildings, the Fire Force Department shall consider the maximum height up to 45m.] [a]

9.2 Exits.- Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of its occupants in case of fire or other emergency for which the exits shall conform to the following:

i. **Types**. – Exits should be horizontal or vertical. A horizontal exit may be a door-way, a corridor, a passage-way to an internal stairway or to an adjoining building, a ramp, a verandah, or a terrace which has access to the street or to the roof of a building. A vertical exit may be a staircase or a ramp, but not a lift.

ii. **General requirement** – Exits from all the parts of the building, except those not accessible for general public use, shall-

   a. provide continuous egress to the exterior of the building or to an exterior open space leading to the street;

   b. be so arranged that, except in a residential building, they can be reached without having to cross another occupied unit;

   c. be free of obstruction;

   d. be adequately illuminated;

   e. be clearly visible, with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned;

[a] No.UDD 130 My Aa Pra 2011 Bangalore, dated:30.9.2011.

f. be fitted, if necessary, with fire fighting equipment suitably located but not as to obstruct the passage, clearly marked and with its location clearly indicated on both sides of the exit way;

g. be fitted with a fire alarm device, if it is either a multi-storeyed, high use or a special building so as to ensure its prompt evacuation;

h. remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned;

i. be so located that the travel distance on the floor does not exceed the following limits:

1. Residential, educational, institutional and hazardous occupancies: 22.5mtrs.

2. Assembly, business, mercantile, industrial and storage building: 30mtrs.

Note: The travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified above.

When more than one exit is required on a floor, the exits shall be as remote from each other as possible:

Provided that for all multi-Storeyed high rise and special buildings, a minimum of two enclosed type staircases shall be provided, at least one of them opens directly to the exterior to an interior open space or to any open place of safety.

(iii) **Number and width of exits** – The width of an exit, stairway / corridor and exit door to be provided at each floor in occupancies of various types shall be as shown in columns 3 & 5 of Table 23. Their number shall be calculated by applying to every 100 sq. m. of the plinth or covered area of the occupancy, the relevant multiplier in columns 4 & 6 of Table 23, Fractions being rounded off upward to the nearest whole number.

9.3 Safety Measures against Earthquake

Buildings with ground plus four floors and above or buildings with a height of 15 mtrs. and above shall be designed and constructed adopting the norms prescribed in the National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards, making the buildings resistant to earthquake. The supervision certificate and the completion certificate of every such building shall contain a certificate recorded by the Registered Engineer / Architect that the norms of the National Building Code and I.S. 1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake.

TABLE – 24: WIDTH AND NUMBER OF EXITS FOR VARIOUS OCCUPANCIES

		Stairway / Corridor			
Sl. No.	Type of Occupancy	Minimum width in meters	Multiplier	Door minimum width in meters	Exit Multiplier
(1)	(2)	(3)	(4)	(5)	(6)
1.	Residential Dwellings Row housing (2 storeys) Hotels	1.2 0.75 1.5	0.145 0.213 0.107		0.053
2.	Educational-up to 24 mtrs high. Over 24 mtrs. high	1.5 2.0	0.333 0.250		0.667
3.	Institutional i.e. Hospitals Up to 10 beds. Over 10 beds	1.5 2.0	0.089 0.067		0.044
4.	Assembly – fixed seats or loose seats and dance floor. No seating facilities and dining rooms	2.0 2.0	0.694 0.278	1.0	0.926 0.370
5.	Mercantile- street floor and basement Upper sales floors	1.5 1.5	0.222 0.111		0.222 0.111
6.	Business and Industrial	1.5	0.067		0.067
7.	Storage	1.5	0.022		0.22
8.	Hazardous	1.5	0.133		0.125

Note: No deductions shall be made in the gross area of the corridors, closets or other sub-divisions; all space serving the particular assembly occupancy shall be reckoned

[15][~~**C H A P T E R – 10: TRANSFER OF DEVELOPME NT RIGHTS (TDR)**~~

~~When an area with in the local planning area is required for public purpose (i.e. road, widening of road, parks, etc.) the owner of any site or land which comprises of such area surrenders it free of cost and hands over possession of the same to the planning authority / Local Authority free of cost and encumbrance. The Planning Authority / Local Authority permits development rights in the form of additional floor area which shall be equal to one and half times the area surrendered. The development rights so permitted may be utilised either at the remaining portion of the area after surrender or any where in the LPA, either by himself or by transfer to any other person.~~

~~10.1. Terms and Conditions for Grant & Utilisation of TDR:~~

1. ~~The Planning Authority / Local Body shall publish an annual programme for road widening or construction of new road or for any other public purpose specified in Section 14(B) of the Act, for granting Transferable Development Rights.~~
2. ~~The land shall be surrendered through a relinquishment deed for which a Development Rights Certificate (hereinafter called "D.R.C.") is to be issued. The land so surrendered shall vest with the Authority / Local Body free from all encumbrances.~~
3. ~~D.R.C. shall be issued only after the required land is surrendered to the Planning Authority / Local Body free of cost and free of encumbrances. In respect of land surrendered for purpose other than road widening, the land has to be fenced to the satisfaction of the Authority / Local Body.~~
4. ~~DRC shall be issued under the seal of the Planning Authority / Local Body and under the signature of the Commissioner, Bangalore Development Authority / Commissioner of Local Body within the LPA of Bangalore.~~
5. ~~The D.R.C. shall be valid for a period of five years. However, the same may be revalidated for a further period of five years subject to payment of revalidation fee.~~
6. ~~The D.R.C. shall contain details of the floor area credit in square meter of built up area and the area to which the owner of the surrendered land is entitled shall be stated in figures and words. The description of the land from where development rights are generated and the land use zone of the same shall also be stated in the D.R.C.~~
7. ~~The eligible additional floor area may be utilised in the remaining portion of the land after surrender, irrespective of the road width.~~
8. ~~The DRC shall not be valid for use on receivable plot/plots abutting a road of less than 9 meters within the LPA of Bangalore subject to condition No.12.~~

15 No. UDD 193 MNJ 2026(E) Bengaluru, dated: 21.04.2026.

9. In case of Bangalore LPA, if the additional floor area is transferred to another plot, FAR of the receiving plot shall be allowed to be exceeded by not more than 0.60 times of the existing FAR, provided the receiving plot abuts a road width of 12 m and above, If the receiving plot abuts a road width of 9 meters to 12 meters, then a maximum of 0.40 times the existing FAR shall only be allowed, subject to limitations prescribed in these terms and conditions.

10. The Authority may consider relaxing set backs and coverage to a maximum extent of fifty percent, when the permissible Floor Area Ratio cannot be achieved, in case of D.R.C. arising out of land surrendered free of cost for road widening. This relaxation is also permissible in the receiving plot or in the same plot left over after surrender. When plot generating the TDR utlises the DRC as the receiving plot, then the incremental parking need not be insisted. No relaxation can be given for area required for parking in receiving plot. While exercising the above power, the Authority shall finalise the building line for the entire road taken up for widening keeping in view the developments existing, feasibility and smooth flow of traffic and notify the same. No construction shall be allowed in violation of such notified building line.

11. A DRC can be purchased for utilisation in respect of a building already existing, subject to all the limitations prescribed in these terms and conditions.

12. Development rights certificate may be utilized in all the areas irrespective of A, B and C (Ring I, II & III) zones, in the following manner.

E.g.:

Area of site surrendered	100 sq. mtrs.
DRC issued for the above 100 sq. mtrs.	150 sq. mtrs.

Table No. 25

DRC Generation Zone	Utilisation Zone		
	A zone (Ring I)	B zone (Ring II)	C zone (Ring III)
A Zone (Ring I)	150 x 1.00	150 x 1.50	150 x 2.00
B Zone (Ring II)	150 x 0.666	150 x 1.00	150 x 1.333
C Zone (Ring III)	150 x 0.50	150 x 0.666	150 x 1.00

13. The D.R.C. obtained on account of surrendering a particular land / plot shall be utilised on transfer to any other plot only for the purpose for which such receiving plot is designated in the development plan.
14. Whenever the remaining portion of the plot or land after surrender to the Planning Authority / Local Body is too small to construct any meaningful building, if so, the owner may desires to surrender the entire property to the Planning Authority / Local Body in lieu of the D.R.C.
15. The Authority may charge a fee of Rupees one hundred for grant / transfer / utilization / revalidation etc., of DRC.

16. A D.R.C. shall not be valid for use on receivable plot in the area notified as such by Government.
17. The utilisation of Development Rights shall be in multiples of ten sq. meters only except the last remainder.
18. The Authority may reject or cancel the grant of D.R.C. in the following circumstances namely:-
    a. Where any dues are payable by the owner of the property to the State Government or Planning Authority / Local body prior to the date of handing over physical possession of the property to the Authority. Also, Planning Authority / Local Body may grant and withhold issue of D.R.C. until all the dues of the State Government or the Planning Authority / Local Body are paid by the owner.
    b. Where D.R.C. is obtained by fraudulent means.
    c. Where there is a dispute on the title of the land, till the dispute is settled by a Competent Court.
19. The utilisation of D.R.C. in favour of Non-Resident of India and Foreign nationals will be subject to rules and regulations " under Foreign Exchange Management Act, 1999 (FEMA) and / or the rules and regulations" made by the Reserve Bank of India / Government of India in this behalf.
20. The Authority may decline to allow utilisation of D.R.C. in the following situations:-
    a. Under direction from a competent court.
    b. Where the Authority has reason to believe that the transfer for utilisation of D.R.C. has been obtained by fraudulent means.
    c. Where the utilisation application does not comply with the terms and conditions.
    d. Where the utilisation application is not duly signed by the transferor and transferee.
    e. Where the utilisation application is not duly accompanied by original D.R.C.
21. In full utilization of D.R.C., the D.R.C. shall not be returned to the D.R.C. holders but shall be retained with the Planning Authority / Local Body concerned after canceling the same.
22. In case of death of holders of D.R.C., the D.R.C. will be transferred only on production of "Will / Survivors Certificate / Inheritance Certificate / Heir ship Certificate"/ succession certificate of letter of Administration and / or probate of a will wherever applicable. On production of aforesaid documents names of the legal heirs shall be included in the D.R.C.
23. Where the D.R.C. holder is a minor, no permission for transfer for utilisation shall be considered unless the application is made by the guardian appointed by the Court.

~~24. If a holder of D.R.C. intends to transfer it to any other person, he will submit the D.R.C. to the Planning Authority / Local Body with an application for endorsement of the new holders name, i.e., the transferee, on the said certificate. Without such endorsement by the Planning Authority / Local Body, the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder.~~

~~25. D.R.C. shall be in prescribed form transferable only after due authentication by the Planning Authority / Local Body.~~

~~26. The Planning Authority (BDA when the TDR is generated by a plot / land located in BDA jurisdiction and BBMP when the TDR is generated by a plot or land located in BBMP jurisdiction) shall maintain a register in the format annexed to this Notification relating to grant and utilisation of Development Rights. Planning Authority / Local Body which issues the DRC shall only maintain the account of utilization till it is exhausted.~~

~~27. If in, or in connection with, the exercise of its powers and discharge its functions by the Planning Authority / Local Body, any difficulty arises relating to the interpretation of these regulations, it shall be referred to the Government, whose decision will be final.~~

The State Government has amended Section 14-B of the Karnataka Town and Country Planning Act, 1961 with effect from 10.09.2015 regarding Transfer of Development Rights. Further, Government has notified the Karnataka Town and Country planning (Benefit of Development Right) Rules, 2016 under Notification No.UDD 283 BemRuPra 2018, dated: 04.03.2017, which has come into effect from 04.03.2017,

Hence, the provisions in Chapter -10 regarding Transfer of Development Rights (TDR) in the Zonal Regulations of RMP-2015 notified under Government Order no, UDD 540 BEM AA SE 2004, dated: 22.06.2007 stands superseded and inoperative with effect from 04.03.2017.]**15**

[8][CHAPTER 11: Premium F.A.R Granted By Levy Of Premium Charges

1. The Premium F.A.R by levy of premium charges is the additional F.A.R granted over and above the ordinarily permissible F.A.R, on the basis of levy of premium charges by the Authority who accords permission for development of building or land under section 15 of the Karnataka Town and Country Planning Act, 1961, and in the areas as specified under regulation 2 below.
2. [14][~~The maximum additional FAR available for utilization for development of additional area in any property by purchase of Premium FAR shall be not more than the maximum extent given in the table below and only on such roads and areas as given in table below:~~

~~Provided that in order to utilize the full extent of the additional FAR, the Premium FAR shall be utilized along with the DRCs/TDRs issued under section 14B, as per table given below:~~

~~Table No.27~~

~~Areas as defined by the Road Width where Premium FAR may be issued (m)~~	**~~Maximum permissible additional F.A.R for a property for which Premium F.A.R by levy of charges is granted~~**	**~~How the maximum allowed additional FAR in Col (2) should be availed as shown below~~**	
		~~Maximum additional F.A.R via Premium F.A.R which may be granted by levy of charges~~	**~~The additional F.A.R which may be availed using D.R.C / T.D.R alongwith the Premium FAR~~**
~~(1)~~	~~(2)~~	~~(3)~~	~~(4)~~
~~>9, <=12~~	~~0.2~~	~~0.2~~	~~NIL~~
~~>12, <=18~~	~~0.4~~	~~0.3~~	~~0.1~~
~~>18~~	~~0.6~~	~~0.4~~	~~0.2~~

- ~~Entries in column (2), (3) and (4) are in multiples of permissible FAR.~~

The maximum Premium FAR for plots abutting defined road widths as well as the maximum permissible additional FAR for a given plot in combination with DRC/TDR shall be as given in the table below.

[8] No. UDD 78 MNJ 2024 (E) Bengaluru, Dated: 02.04.2025.

[14] No. UDD 78 MNJ 2024(E) Bengaluru, Dated: 05.02.2026.

Table No. 27

Areas as defined by the Road width (in m) where additional FAR may be sanctioned.	The maximum additional FAR permitted by utilising TDR alongwith Premium FAR	In case premium FAR is used without using TDR, Maximum additional FAR allowed out of column (2)
(1)	(2)	(3)
=>9 m and <12m	0.60	nil
12m & above	0.60	0.40

NOTE 1: If Premium FAR is used for a property then as per above table the maximum permissible additional FAR shall be as per Col (2) and the said maximum additional F.A.R should be taken subject to maximum limit on Premium F.A.R as per Column (3) and anything more than that should be utilized from the D.R.C/T.D.R.

NOTE 2: The maximum additional FAR allowed for a given building site shall not be more than 60% of the regular FAR otherwise allowed free of cost. This could be availed either as combination of Premium FAR and TDR/ DRC as given in Table above or purely through purchase of the DRC/ TDR.

3. ~~The Premium FAR shall be granted by the Bruhat Bengaluru Mahanagara Palike within its jurisdiction:~~
   ~~Provided that, for the areas beyond BBMP jurisdiction the concerned Local Planning Authority shall be the competent authority to grant the Premium FAR.~~
   The Premium FAR shall be granted by the respective City Corporations in Greater Bengaluru Area within their jurisdiction.

   Provided that, beyond the local planning area of Greater Bengaluru, the concerned Planning Authority shall be the competent authority to grant Premium FAR.][14]

4. The Premium F.A.R granted by levy of premium charges, not exceeding limits as specified in Regulation 2, may be allowed at the building site abutting road width of more than 9m.

5. Premium FAR charges,-

   (i) The guidance value of the developed site on the same plot and put to same use as intended to be built using Premium FAR, shall be taken as the base value.

   (ii) Premium FAR charges shall be 50% of the guidance value of the additional notional sital area:

   Provided that Premium FAR charges per square meter of the additional area built shall not be less than 28% of the rate of the Guidance Value per square meter of building site on which building is proposed.

Illustration

Particulars	
Area of the site / Plot where Premium FAR is sought	10000 sq.m
Latest Guidance Value of the Developed site at Plot as per Notification u/s 45B of the Karnataka Stamp Act 1957	Rs.5000 per sq.m
Coverage Allowed on each Floor (say)	50%
Area of Each Floor = Plot Area x 50%	5000 sq.m
Allowable F.A.R	2.5
Allowable total F.A.R area (Permissible F.A.R)	10000x2.5=25000sq.m
Permissible number of floors (25000/5000)	5
No. Of Extra Floors desired by the developer (for illustration purpose)	2
Additional F.A.R Area to be constructed through Premium F.A.R	10000 sq.m
Additional F.A.R Area required as Premium F.A.R (Notional Area)	10000 sq.m/2.5=4000 sq.m
Premium FAR as ratio of the otherwise allowed FAR = 10000/25000=40%	0.4
Premium FAR as % age of Permissible FAR (this is within allowed limits of Premium FAR as per table in Regulation 2 above)	40%
Value of the Notional Land for additional 10000 sq.m to be constructed using Premium FAR = 4000 x GV of Developed Land	4000 sq.m x 5000 = Rs.2,00,00,000/-
Premium F.A.R charges = 50% of GV of the Notional Land (4000 sq.m)	50% of 2,00,00,000/- = Rs.1,00,00,000/-
Per square meter rate of the additional 10000 sq.m built up area = Premium FAR charges @ 50% divided by 10000	1,00,00,000/-/10,000 = Rs.1000 per sq.m
Lower Floor Cap for per sq meter cost of additional 10000 sq.m @ 28% of the GV Rate of the Notional Land)	28% of 5000 = Rs.1400 per sq.m
Final Price for additional built up area of 10000 sq.m @ Rs.1400 per sq.m	Rs.1400 per sq.m x 10000 sq.m Rs.1,40,00,000/-

6. The Guidance Value at building site shall be latest developed site rates as on the date of issue of the Premium F.A.R granted by levy of premium charges and for the use that the property is put to or sought to be put to and as published in the Gazette Notification by the

Government of Karnataka under provisions of the Karnataka Stamp Act, 1957 (Karnataka Act No 34 of 1957).

7. The Guidance Value of land at building site shall not be taken from the Guidance Value of Agricultural or Converted Undeveloped land.
8. In case of 2 or more abutting roads at building site, the highest Guidance Value provided to a road abutting the building site shall be considered for levying premium charges for grant of the Premium F.A.R.
9. The Premium FAR charges paid for additional built-up area shall be reflected in the receipt issued for the payment of Building Plan approval under section 15 of the Karnataka Town and Country Planning Act 1961 (Karnataka Act No11 of 1963). It shall also be clearly mentioned the extent of built up area and the type of use which has been purchased and added through Premium FAR in the sanctioned Building Plan and the Building License issued. The issued Premium FAR stands consumed the moment the building plan is approved under the said section in which the additional built-up area is given based on the Premium FAR.
10. The Premium F.A.R shall not be transferrable and must be utilised only at the building site for which it is issued.
11. The Premium F.A.R. granted by levy of premium charges if left unutilized, either partly or fully, in actual construction by a Developer or a Purchaser due to any reason whatsoever shall not be transferrable to anyone else nor reimbursed by the authority which issued it. It is reiterated that the said Premium F.A.R granted stands consumed the moment the Building Plan is approved under section 15 of the Karnataka Town and Country Planning Act 1961 (Karnataka Act No 11 of 1963) thereby utilizing the additional FAR granted through the Premium FAR.
12. The Premium F.A.R. granted after levy of premium charges and once issued along with the approval of a building plan shall remain valid until completion of construction of the building as per the approved Building Plan. In case the Building Plan Licence expires and the Developer/ Applicant has not completed the construction and not obtained the Occupancy Certificate then the renewal of the Building Plan may be done as per extant Rules and Guidelines. While renewing the Building Plan, the Premium FAR already issued for that building site and for the approved purpose shall remain valid and need not be purchased again.
13. Developed Site Guidance Value for the land at building site based on location and type of use, as on the date of issue of the Premium F.A.R, as explained in regulation 5 under this chapter, shall be applicable for levying Premium charges for grant of Premium F.A.R. Any increase in the Guidance Value of the developed land at building site after the date of application for Building Plan and before the approval of the Building Plan shall be passed on to the Developer/Applicant and he shall be liable to pay the Premium FAR charges as applicable on the day of building plan approval.

14. In case of subsequent modification of plan or change of land use leading to increase in area or increase in the rates applicable due to change in type of use, the difference of premium charges for grant of Premium F.A.R shall be levied and recovered from the Developer/Applicant at the time of issuance of modified plan at the rates applicable for Premium FAR for the increased area or due to change in type of use.

Illustration:

"A" had got Building Plan approval on 12.03.2025 for residential use which included 1,000 Sq m of built-up area approved by taking Premium FAR and subsequently on 12.12.2025 he seeks to construct additional buildings which requires 1,200 Sq m by purchase of Premium FAR and now wants to put 300 Sq m of built-up area to commercial use; then he shall pay as follows additionally while purchasing the Premium FAR at the Guidance Values applicable on 12.12.2025 for the following:

(i) for the increased 200 Sq m of built-up area at the rates of commercial use;

(ii) difference amount for 100 Sq m built-up area now sought to be put to Commercial Use by changing it from Residential Use.

15. Accounting for the premium FAR granted on the basis of levy of premium charges shall be maintained by the Authority which issued it.

16. The premium charges levied for the grant of Premium F.A.R shall be nonrefundable in case of cancellation of Building Plan.

17. Setback relaxation for the utilisation of Premium F.A.R granted by levy of premium charges shall be same as what is applicable in the existing rules for utilisation of the D.R.C/T.D.R issued under section 14-B of the Karnataka Town and Country Planning Act 1961 (Karnataka Act No 11 of 1963).

18. The premium charges collected by grant of premium floor area ratio shall be deposited in a separate head of account and shall vest solely with the Authority which issued it and the same shall be utilized only for the purposes of land acquisition and public infrastructure and the development of public infrastructure within the jurisdiction of the said Authority; and shall not be utilized, inter-alia, for repairs, maintenance and miscellaneous works at any time.

19. The transfer of funds from the corpus of premium charges levied for grant of Premium F.A.R for infrastructure development within the jurisdiction to any other separate Authority or SPV or Development Agency shall be as per order, either specific or a general policy, of the Government.

20. All appeals with respect to grant of Premium F.A.R by levy of premium charges by the authorized Authority shall lie with Additional Chief Secretary, Urban Development Department, Government of Karnataka, whose decision shall be final.

21. The undervaluation of premium charges leviable for grant of the Premium F.A.R shall be amount to defalcation of public funds illegally from the Government Treasury and, accordingly, liable for action for relevant action for the applicable offences under the Bharathiya Nyaya Sanhita, 2023 and the Prevention of Corruption Act, 1988. In addition the public servants shall also be liable for disciplinary action.][8]

[d]["One lakh multi-storyed housing scheme" taken up by Rajiv Gandhi Housing Corporation Ltd. and "In-Situ/Rehabilitation projects" taken up by Karnataka Slum Development Board the following regulations shall be applicable; -

1. At the end of the definition of Stilt Floor the following may be inserted namely.-

"However in case of Affordable Housing schemes undertaken by public agencies twenty percent of the stilt area may be permitted for dwellings for physically challenged beneficiaries, after reserving necessary car parking space as specified in these regulations".

2. Road Width

(i) For buildings upto 15m height, minimum road width shall be 7m.

(ii) For buildings with height more than 15m and upto 45m, minimum road width shall be 9m (Stilt/ground + 14 upper floors).

3. **FAR:** Maximum FAR allowable shall be upto 5.

4. **Car Parking;** One car parking slot shall be provided for every six dwelling units of carpet area below 50 Sqm.

5. **Corridors;** Minimum width of the corridor in multi storied buildings shall be 1.80m.

6. "One lakh multi-storyed housing scheme" taken up by Rajiv Gandhi Housing Corporation Ltd. shall be permitted under special circumstances in all land use zones, subject to incorporation of roads proposed in the Master Plan.][d]

[d] No. UDD 10 TTP 2018 Bengaluru, Dated 04.05.2020.

[e][In case of data centers which are established on land / site as an independent activity only (if data centers are established along with other activities in any land/ building, then these regulations shall not be applicable), data centers shall be considered under allowable land use in the commercial, industrial and public & semi public land use zones with the following specifications, namely:-

(i) Permissible Floor Area Ratio (FAR) shall be 3 and Premium Floor Area Ratio shall be as allowable.

(ii) Maximum Ground coverage shall be sixty percent; and

(iii) Parking facility: One car parking space for every 100 sq.m. of office space floor area or 300sq.m. of total built up area, whichever is higher.

(iv) Exemption for calculation of Floor Area Ratio (FAR);

a) Multi level DG stacking (as specified in the Data Centre Policy, 2022-2027) if provided, along with the No Objection Certificate issued by the Department of Karnataka State Fire and Emergency Services (KSFES);

b) Chillers on roof tops if provided along with the structural safety certificate issued by the competent authority or any Registered Structural Engineer;

c) Basement parking, storage and space used for DG sets installation.

Note: Permission as per these regulations is subject to obtaining No Objection Certificate from the competent authority as applicable.][e]

[e] No. UDD 8 TTP 2023(E) Bangalore, Dated:16.01.2025

APPENDIX 1

Table 26: Building lines specified for various roads

Sl. No	Name of the Road	Building Line Required
1.	Sampige Road	3.0 m from the edge of the road
2.	Margosa road	3.0 m from the edge of the road
3.	17th Cross, Malleswaram	3.0 m from the edge of the road
4.	Platform Road	3.0 m from the edge of the road
5.	Palace Cross Road	3.0 m from the edge of the road
6.	K.B.G. Road	3.0 m from the edge of the road
7.	80 ft road, Rajajinagar	3.0 m from the edge of road
8.	West of chord Road	3.0 m from the edge of road
9.	Magadi road	12.0 m beyond Housing Board Quarters Road
10.	Tumkur road	5.0 m up to C.M.T.I, Quarter road
11.	Tumkur road	12.0 m beyond C.M.T.I Quarter road
12.	Triveni Road, Yashwanthpur	12.0 m beyond C.M.T.I Quarter road
13.	Tannery road	5.0 m beyond Devarajeevanahalli cross
14.	Old Madras road	5.0 m up to level crossing Devarajeevana-halli cross (new Aero engine Factory)
15.	Old Madras road	12.0 m beyond New Aero engine Factory
16.	Kengal Hanumanthaiah road	3.0 m from the edge of road
17.	Jayachamarajendra road	3.0 m from the edge of road
18.	H.Siddaiah road	3.0 m from the edge of road
19.	Raja ram Mohan roy road	3.0 m from the edge of road
20.	Varthur	3.0 m from the edge of the road between Trinity church to Airport
21.	Varthur road	12.0 m from the edge of the road, from beyond the Airport.
22.	Chinmaya Mission Hospital	3.0 m from Adarsha theatre to police station road
23.	Indiranagar 100 ft. road	3.0 m from the edge of road
24.	Mahatma Gandhi Road	5.0 m up to Dickenson road
25.	Mahatma Gandhi Road	5.0 m Dickenson road to trinity church
26.	Central Street	3.0 m from the edge of road
27.	St.John's road	5.0 m from the edge of the road
28.	St.John's road	5.0 m from the edge of the road
29.	Assaye road	3.0 m from the edge of the road
30.	Brigade road	3.0 m from the edge of the road
31.	St marks road	3.0 m from the edge of the road
32.	Residency road	5.0 m from the edge of the road
33.	Cambridge road	3.0 m from the edge of the road
34.	Nandidurga road	3.0 m from the edge of the road
35.	District office road	5.0 m from the edge of the road
36.	Chickpet road	2.0 m from the edge of road

37.	Akkipet road	2.0 m from the edge of road
38.	Nagarthpet road	2.0 m from the edge of road
39.	East tank bund road(Subashnagar)	3.0 m from the edge of the road
40.	Goods shed road	3.0 m from the edge of the road
41.	Balepet road	2.0 m from the edge of road
42.	Subedar Chathram road	3.0 m from the edge of the road
43.	5th main road(Gandhinagar)	3.0 m from the edge of the road
44.	Narasimharaja road	3.0 m from the edge of the road
45.	Silver jubilee park road	3.0 m from the edge of the road
46.	Pampamahakavi road	3.0 m from the edge of the road
47.	Kanakapura road	5.0 m from the edge of the road up to ring road
48.	Kanakapura road	12.0 m from the edge of the road beyond outer ring road.
49.	Hosur road	12.0 m from the edge of the road beyond ring road.
50.	Roads all round Jayanagar shopping complex	3.0 m from the edge of the road
51.	South End road	5.0 m from the edge of the road
52.	East End road	5.0 m from the edge of the road
53.	Pattallamma street	3.0 m from the edge of the road
54.	Krumbigal road	3.0 m from the edge of the road
55.	Ashoka pillar road(100ft road)	6.0 m from the edge of the road
56.	Alur Venkatarao road	3.0 m from the edge of the road
57.	K.R. road	3.0 m from the edge of the road
58.	Gandhi Bazar main road	3.0 m from the edge of the road
59.	Nagasandra road	3.0 m from the edge of the road
60.	B.P.Wadia road	3.0 m from the edge of the road
61.	Vasavi temple road	3.0 m from the edge of the road
62.	Diagonal road V.V. Puram	3.0 m from the edge of the road
63.	Hennur road	3.0 m up to Salem railway line level crossing
64.	Hennur road	8.0 m beyond Salem railway line level crossing
65.	Munireddypalya main rd	2.0 m from the edge of road
66.	Poorna Venkatarao road	2.0 m from the edge of road
67.	Police road & Belimutt road	2 .0 m from the edge of road
68.	Kilari road	2.0 m from the edge of road
69.	Seppings road	2.0 m from the edge of road
70.	New market road	2.0 m from the edge of road
71.	Jewelers road	2.0 m from the edge of road
72.	Dharma raja koil street	2.0 m from the edge of road
73.	Jumma masjid road, OPH Road	2.0 m from the edge of road
74.	Narayanapillay street	2.0 m from the edge of road
75.	Ibrahim saheb street	2.0 m from the edge of road
76.	Thoppa mudaliar road	2.0 m from the edge of road
77.	Linden street	2.0 m from the edge of road
78.	Austin town centre street	2.0 m from the edge of road

79.	KHN Badur Abdul Rehman road	2.0 m from the edge of road
80.	Sheshadri puram 1st main road	3.0 m from the edge of the road
81.	50 ft road Hanumanthnagar	3.0 m from the edge of the road
82.	44th cross Hanumanthnagar	2.0 m from the edge of road
83.	Thavarekere main road (Hosur rd junction to circle of old village	2.0 m from the edge of road
84.	Gavipuram Guttahalli main road	2.0 m from the edge of road
85.	Nethaji road	2.0 m from the edge of road
86.	Malleshwaram 8th main (from 6th cross junction to 15thcross jn)	3.0 m from the edge of the road
87.	Dattatreya temple road	2.0 m from the edge of road
88.	West of chord road from Navarang circle to LIC colony	3.0 m from the edge of the road
89.	Rajajinagar Bashyam circle to ESI Hospital	3.0 m from the edge of the road
90.	Madhavarao Mudaliar road	3.0 m from the edge of the road
91.	Davis road	2.0 m from the edge of road
92.	Robertson road	2.0 m from the edge of road.

Town Planner Member
BDA

Commissioner
BDA

Chairman
BDA

APPENDIX - II

AFFIDAVIT

I hereby certify that the erection, re-erection, material alternation in the building bearing property survey No. . . . ., plot no. . . . . .
. . . . . .Village . . . ……Hobli . . . ……. Taluk will be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work and structural safety of the building will be in accordance with the general and detailed specifications submitted along with this certificate and that the work will be carried out according to the sanctioned plan.

I hereby undertake to report to the authority within 3 days of any deviation from the sanctioned plan, or violation of Zoning Regulations, observed during the construction of the aforesaid building.

I also certify that the building has been designed as per the specifications prescribed in the National Building Code 2005 and publication of the Bureau of the Indian Standard 1893-2002 for making the building resistant to earthquake and also as per fire safety norms.

I hereby agree that if any of the above statements are found false, then the concerned Authority is at liberty to cancel my license for practice.

Signature . . . .

APPENDIX-III

APPLICATION FOR PERMISSION FOR DEVELOPMENT RIGHTS CERTIFICATE

Date:

From
……
(Name of owner of land)
Address
……
……
To
The Commissioner,
…….BDA / BBMP
…….

Sir,

I, Intend to surrender the under mentioned land bearing Survey No. …….. of ……Village of ……Hobli and …….Taluk reserved for the public purpose of …….. as per the R.M.P 2015 for the grant of "Development Rights Certificate".

I / We forward herewith the following –

- Site Plan as per R.M.P 2015.
- Detailed Survey Plan
- Title Deed
- Property card and latest assessment book extract
- Up-to-date tax paid receipt
- The area statement of reservation duly certified by the architect
- Encumbrance certificate
- I / We hereby request that the land affected by the reservation of ……. May be atken over and Development Rights Certificate (D.R.C) in lieu thereof may be issued to me/us.

Signature of the Owner(s) of the land

APPENDIX-IV

Office of the Commissioner

BDA/BBMP, Bangalore

Register of Utilization of Development Rights Certificate

S1. No.	Folio No.	D.R.C. No	Date and Sanction No.	Name of the Transferer	Built area in sq. mtrs. as per D.R.C.	Transfer / Utilisation of D.R.C. area in sq. mtrs.
1	2	3	4	5	6	7

Balance area of D.R.C. in sq. met.	Name and Address of the Transferees(s)	Details Property where D.R.C. is Proposed to be used (Recoring plot)	Transfe r fee paid	Utilisati on Form No. and Date	Signature of the sanctioning Authority
7	8	9	10	11	12

APPENDIX-V

UNDERTAKING BY THE APPLICANT

To

The Commissioner,
BDA/BBMP,
Bangalore.

Sir,

Subject: .....

I/We, Smt./Shri.....
Residing at/carrying on business at .....

Are the owners/developers of the property bearing Sy.No./C.T.C. No/K.No.....of.....village.....Hobli,.....
Taluk,.....Bangalore, do hereby agree and undertake as under.

Whereas, I/We are absolutely owner of the property bearing C.T.C. No./K. No..... of.....village.....Hobli,.....
Taluk,.....Bangalore.

And whereas, the owner/developers have requested the Authority to grant of Development Rights Certificate.

And whereas, the Commissioner, Bangalore Development Authority/ Bruhat Bangalore Mahanagara Palike, has intended to grant Development Rights Certificate on compliance of various terms and conditions vide letter under No....., dated .....

I/We, hereby agree and undertake as under:-

(1) I/We have leveled the aforesaid land up to the formation level as stipulated by the authority. I/We hereby agree and undertake to rectify any defects in respect of filling and leveling of the aforesaid land within period of one year from the date of handing over possession of the said land.

2) This undertaking is binding upon me/us by my/our heirs, executors and administrators and assignees.

Dated this ..... day of .....200....

Witness: (1)

(2) Yours faithfully

APPENDIX-VI

PRO FORMA FOR AFFIDAVIT TO BE GIVEN BY OWNER/S

I/We…… Aged,……. Of Indian inhabitant residing at ……

I/We, am/are the Proprietors/Partner(s) of the firm…….

Having its registered office at ……. is/am the owner(s) of the land bearing C.S.No./C.T.S.No./K.No……of……. village……Hobli,……Taluk,……. Bangalore.

State on affirmation as under:

The aforesaid land is partly/fully reserved for the purpose of …….. … as per the sanctioned R.M.P 2015.

I/We have neither taken any monetary compensation or Compensatory F.A.R. not claimed Transfer of Development Right in lie of the said land earlier. I/We, am/are, entitled for T.D.R. and grant of Development Rights Certificate under Section 14-B of the Karnataka Town and Country Planning Act, 1961 and Rules thereunder.

Dated this……. date of…… the year…….

Deponent:

Identified by me:

Advocate:
Name:
Address:

Before me:
Notary/Magistrate

APPENDIX-VII

Office of the Commissioner,
BDA/BBMP,
Bangalore.

Date of issue…… Sr. No……

A) DEVELOPMENT RIGHTS CERTIFICATE UTILISATION FORM

We, the undersigned to hereby request to allow to utilize the build-up area measuring (in words…..sq. mts. In figures…. Sq.mts.) out of the total build-up area available in the Development Rights Certificate No……., dated…… Folio…… and permit the said built-up area to be utilized by the persons named below-

---

PARTICULARS OF D.R.C. HOLDERS

Development Rights Certificate No……
Folio No……

Name in full	**Signature(s)**
(1)……	(1)……
(2)……	(2)……
(3)……	(3)……
(4)……	(4)……

Attestation:
I hereby attest the signature of the D.R.C. Holder's herein mentioned
Signature……
Name……
Address Seal……
……

Signature of Witness
……

Name and address of Witness
……
……
……
……Pin ……

(A) Details of property where D.R.C. is proposed to be used i.e., Location and Building.

……

(B) Area to be utilized in sq.mts. (in firg.) ……

(in words)……

(C) Balance built-up area as per D.R.C. in sq.mts. (in firg.) …….
(in words)……

(D) Balance area in the D.R.C. after utilisation (in firg.) …….

(in words)……

D=C-B

Office of the Commissioner,
BDA/BBMP,
Bangalore.

B) PARTICULARS OF PERSON(S) UTILIZING D.R.C.

Name's and address in full	**Signature(s)**
(1)……	(1)……
(2)……	(2)……
(3)……	(3)……
(4)……	(4)……

Dated this……day of……two thousand ……..place…….

Signature of magistrate/Public Notary with Seal

Date:

For Office Use Checked by …… Signature tallied by…….. Entered in the register of Transfer No…… Approval date and No. ……	Specimen Signature of person's utilizing D.R.C.	Folio No. …… …… …… …… …… ……

Development Rights Certificates to be returned
To (Fill in the name and address to which the certificates
are required to be returned)
Name and address ……
……
Fees for utilization paid Rs.
Vide Receipt No. ……
Date ……
Signature ……

APPENDIX-VIII

Office of the Commissioner,
BDA/BBMP,
Bangalore.

DEVELOPMENT RIGHTS CERTIFICATE

I, ……Commissioner, BDA/BBMP Certify that the person(s) within named in this certificate is / are the registered holder(s) of the Development Rights Certificate issued subject to the provision of Section 14-B of the Karnataka Town and Country planing Act, 1961 and Rules thereunder:

(1) Location and details of the land surrendered.

(a) Area of the land in sq. mts.
(b) Land handed over the Authority / Govt.

Vide Possession Receipt No. and Date

(1) Zone of land surrendered.
(2) Reservation of land surrendered.
(3) The area where D.R.C. can be utilised.

D.R.C. will be allowed to be used as provided under regulations.

Folio No: certificate No.
TDR/W/SW.ARD ……

Name of the
DRC Holder(s) (1)
(2)
(3)

F.A.R. Credit of built-up area in sq.mts. (in figures) …….
(in words ……)

Given under common seal …… Day of …… Year ……

Commissioner,
BDA/BBMP,
Bangalore.

[4][Appendix IX

File No.	Name of the applicant and address	Property details	Location of property with respect to metro station and respective phases	Permissible FAR	Impact Zone Premium FAR allowed in sqm	Impact Zone Premium FAR fee per sqm	Total Impact Zone Premium FAR fee paid	Remarks

]4

[4] NO. UDD 112 MNJ 2015, Bengaluru, Dated : 29.09.2018.

excise duty, sales tax, surcharge or cess, entry tax, etc., as payable in the State of Karnataka; and

(b) In respect of an imported motor vehicle, irrespective of its place of manufacture, the total cost incurred in importing the vehicle, that is to say, the value of the motor vehicle as endorsed in the Bill of Entry or such other document and assessed as such under the Customs Act 1962, together with the Customs Duty levied, freight charges incurred and other taxes levied thereupon including additional duty/penalty levied if any, by the Customs Department or any other Department.

By Order and in the name of the Governor of Karnataka
G.K. BOREGOWDA
Secretary to Government,
Department of Parliamentary Affairs and Legislation

ವಿಶೇಷ ಪತ್ರಿಕೆ

ಭಾಗ – IV	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ಮಾರ್ಚ್ ೧೯, ೨೦೦೯ (ಫಾಲ್ಗುಣ ೨೮, ಶಕ ವರ್ಷ ೧೯೩೦)	ನಂ. ೧೬೦

ELECTION COMMISSION OF INDIA
Nirvachan Sadan, Ashoka Road, New Delhi – 110 001

Dated : 6th March, 2009
15 Phalguna, 1930 (Saka)

NOTIFICATION

No. 434/KT/2009 (2):- In exercise of powers conferred by Sub- Section (1) of section 22 of the Representation of the People Act, 1951 (1951 of 43), the Election Commission hereby makes the following amendments in its notification No. 434/KT/2008 (2) dated 29th August, 2008, amended from time to time, namely :-

In the column (2) of the table appended to the said notification a new entry "10-Head Quarter Assistant to Deputy Commissioner, Chickmagalur district" shall be added after the last existing entry against "15 Udupi-Chickmagalur Parliamentary Constituency" as shown in the column (1) of the said table.

By Order

Sd/-
(R.K. SRIVASTVA)
Secretary
Election Commission of India.

ವಿಶೇಷ ಪತ್ರಿಕೆ

ಭಾಗ – IV-A	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ಮಾರ್ಚ್ ೧೯, ೨೦೦೯ (ಫಾಲ್ಗುಣ ೨೮, ಶಕ ವರ್ಷ ೧೯೩೦)	ನಂ. ೧೬೧

Urban Development Secretariat
Notification
No. UDD 93 MNJ 2008, Bangalore, dated: 2nd March, 2009

Whereas, the draft to amendment the Zoning Regulations of Master Plan of Bangalore Development Authority approved by the Government vide Government Order No. UDD 504 MAASE 2004, dated: 25-6-2007 was published vide Notification No. UDD 93 MNJ 2008, dated: 21-11-2008 in the Karnataka Extra-ordinary Gazette dated: 6-12-2008 inviting objections and suggestions to the said draft from all the person likely to be affected within 30 days from the date of its publication in Official Gazette.

And whereas, the said Gazette was made available to the public on 6-12-2008.

And whereas, the objections and suggestions are received in respect of the above draft amendment are examined.

Now, therefore in exercise of the power conferred under Section 13-E of the Karnataka Town & Country Planning Act, 1961(Karnataka Act 11 of 1963), the State Government is hereby make the following amendment namely:-

AMENDMENT

In the Zoning Regulations of Revised Master Plan –2015 of Bangalore Development Authority approved in G.O.No.UDD 504 MAA SE 2004 dated.25-6-2007 under Traffic and Transportation Zone, land use and regulations shall be substituted with the following:

Chapter 3.0: REGULATIONS APPLICABLE TO ALL ZONES

3.16) General notes:

ix) Areas which fall within a distance of 150m from the **outer boundary of the metro station/**terminals subject to confirmation from Bangalore Metro Rail Corporation Ltd., 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.

4.10 TRAFFIC AND TRANSPORTATION (T&T)

4.10.1) Description

Transportation zones are reserved for Transport and Transport related activities such as railway lines, railway yards, railway stations, railway workshops and sidings, roads, road transport depot, bus stations and bus shelter parking areas, truck terminals, dock yards, jetties, piers, airports and air stations, special wear housing, cargo terminals and transfer of cargo between different types of transport (rail, road and air), post offices, telegraph offices, telephones and telephone exchanges, television telecasting and radio broadcasting stations, microwave stations and offices in their own premises and residential quarters for watch and ward.

4.10.2) Regulations

Permissible land uses

Main land use category: T4(for MLCP, refer note below)
Ancillary land uses: R, U2, C3, I-3

- Retails shops, Restaurants and Hotels, Show rooms, Offices, Boarding and Lodging Houses, Banking Counters, Indoor recreational uses, Multiplexes, Clubs, Godowns, two wheeler parking and other conforming Commercial Activities that are ancillary to the main use. Provided;

  "total area for such ancillary uses shall not exceed **45% of the Permissible FAR** of the project when taken up by the Central, State Government, Agencies and Public Undertakings; **and shall not exceed 20%** of the total built up area in other cases.

- If the road width abutting the land is less that 12m, then I-2, U2 or C2 may be allowed as main land use or as independent land use.

Table 19: FAR and Ground Coverage in Traffic and Transportation

Sl. No.	Size of the Plot (sq.m)	Ground over	FAR	Setbacks
1	Up to 500	60%	1.00	Refer Table.8 or Table.9
2	Above 500 upto 1000	55%	1.25	
3	Above 1000 upto 2000	50%	1.50	
4	Above 2000	45%	1.50	

Note:

i. When Multi Level Car Parking (MLCP) is proposed on a plot as independent activity, there shall not be any limitation of FAR or height of building subject to condition that it satisfies fire and airport authority restrictions wherever applicable.
ii. TDR is applicable as per rules.
iii. Station boundary should be as defined by the BMRCL/concerned authority.

By order and in the name of the Governor of Karnataka

M.S.PREMACHANDRA
Under Secretary to Government
Urban Development Department

GOVERNMENT OF KARNATAKA

NO.UDD 130 My Aa Pra 2011 **Karnataka Government Secretariat,**
Vikasa Soudha
Bangalore, dated:30.9.2011

NOTIFICATION

Whereas a draft notification to amend the Zonal Regulations of Master Plans of the local planning areas of all corporation cities including Bangalore Development Authority, with regard to high rise building was published vide notification No.UDD 130 MyAaPra 2011, dated 25.03.2011, inviting objections and suggestions to the said draft amendment from all persons likely to be affected thereby within thirty days from the date of publication,

Whereas, no objections and suggestions to the said draft Amendment have been received within the said period.

Now therefore, in exercise of the powers conferred under Section 13-E of Karnataka Town and Country Planning Act 1961, the State Government makes amendments to the Zonal Regulations of Master Plans of the Local Planning Area of all corporation cities including BDA approved by the Government with respect to high-rise building.

Under the regulations for high rise buildings, the following shall be inserted at appropriate place:

Note:

While issuing NOC for high rise hospital buildings, the Fire Force Department shall consider the maximum height up to 45m.

By order and in the name of the
Government of Karnataka

(M.M.HIREMATH)
Under Secretary to Government,
Urban Development Department.

Copies to:

To:
The Compiler, Karnataka Gazette with a request to publish in the Gazette and send 100 copies to Urban Development Department.

Copy to:
1) Director, Fire Force Department, Bangalore.
2) Commissioner, Bruhath Bangalore Mahanagara Palike, Bangalore.

ವಿಶೇಷ ರಾಜ್ಯಪತ್ರ

ಭಾಗ – IV-A	ಬೆಂಗಳೂರು, ಶನಿವಾರ, ಸೆಪ್ಟೆಂಬರ್ ೧೫, ೨೦೧೨ (ಭಾದ್ರಪದ ೨೪, ಶಕ ವರ್ಷ ೧೯೩೪)	ನಂ. ೬೪೮

URBAN DEVELOPMENT SECRETARIAT

NOTIFICATION

No. Udd 162 Bemrupra 2011, Bangalore, Dated: 14.09.2012

In exercise of the powers conferred under Section 13 E of Karnataka Town and Country Planning Act, 1961, the Government of Karnataka, notified certain regulations regarding exemption of open space and civic amenities in sub-division of land in less than 4000 sqm (0.40 ha) of land to be incorporated under sub heading **"Open Spaces and Civic Amenities"** in the zonal regulations of the master plans of all local planning areas approved by the Government **vide Notification No UDD 522 My Aa pra 2005 Dated 10.03.2006.**

Whereas, the provision to provide Exemption for open spaces and Civic Amenities in certain residential developments in lieu of payment of market value of land is comprehensively re-examined by the Government and in view of the implications involved in implementing this provision it has been decided to revise the provision.

After careful consideration and in exercise of the powers vested under section 76-K of the K.T.C.P. Act, 1961, the Government withdraws the following provision No. I(I to v), notified in the final notification no UDD 522 My Aa Pra 2005, Dated 10.03.2006

"1. Exemption for open spaces and civic amenities in sub-division of land

i) Subject to the provisions of Master plan (ODP/CDP/CDR(R)) in respect of land use, proposed roads and minimum road width, wherever the total extent of land of the private residential layout for

ii) approval by the planning Authority is 4000 sq m (0.40 hectares) and below, reservation of open space and civic amenities areas as per the zonal Regulations/Sub-division Rules may be dispensed with.

iii) In lieu of this the Planning Authority may collect the market value of converted equivalent land as fixed by the Sub-Registrar.

iv) The value to be recovered from the land owner in lieu of open space and civic amenities shall be in addition to the fee to be collected under Section 18 of the K.T.C.P. Act, development charges and any other fees /charges prescribed by the Government from time to time.

v) The Planning Authority shall deposit the amount so collected under a separate head of Account and the amount shall be utilized only for acquisition of areas reserved for parks and open spaces in the approved Master Plan (ODP/CDP/CDP(R)), The Planning Authority shall under no circumstances divert this amount for any other purposes.

In case the land owner refuses to pay the market value of the equivalent land in lieu of open space and civic amenity to be reserved, the planning Authority shall approve the sub-division providing land separately to an extent which otherwise would have been reserved for parks, open spaces and civic amenities as per Zonal Regulations and shall take possession of such land fee of cost from the land owner, and the Authority may dispose the same through auction for the purpose decided by the Authority.

And in exercise of the powers vested u/s 76-k of KTCP Act 1961, the following provision is substituted with immediate effect.

"Subject to the provisions of Master Plan in respect of land use, proposed roads and minimum road width, wherever the total extent of land of the private residential layout of approval by the Planning Authority is 4000 sq.m (0.40 hectares) and below, 15% of the total area shall be reserved for parks and open spaces".

By order and in the name of Governor of Karnataka,

T.M. Vasudeva Rao
Under secretary to Government
Urban Development Department

ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ ಘಟಕ–2, ಬೆಂಗಳೂರು–59

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ– IV-A	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ಡಿಸೆಂಬರ್ ೧೧, ೨೦೧೪ (ಮಾರ್ಗಶಿರ ೨೦, ಶಕ ವರ್ಷ ೧೯೩೬)	ನಂ. ೭೮೩
Part– IV-A	**Bangalore, Thursday, December 11, 2014 (Margashira 20, Shaka Varsha 1936)**	**No. 783**

URBAN DEVELOPMENT SECRETARIAT

NOTIFICATION

No: UDD 105 MNJ 2008, Bangalore, Dated:11-12-2014.

Whereas the draft of the Zoning Regulations of Bangalore of the Revised Master Plan -2015 (Amendment) Regulations 2014 was published as required by section 13-E of the Karnataka Town and Country Planning Act 1961, (Karnataka Act 11 of 1963) vide notification No: UDD 105 MNJ 2008, dated: 14.10.2014 in part IV-A of the Karnataka Extraordinary Gazette dated: 14.10.2014, inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in the Official Gazette.

And whereas the said Gazette was made available to the public on 14.10.2014.

And Whereas the objections and suggestions have been received and considered by the State Government.

Now, therefore, in exercise of 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, namely:-

REGULATIONS

1. **Title and Commencement**:- (1) These regulations may be called the Zoning Regulations of Bangalore of the Revised Master Plan-2015 (Amendment) Regulations 2014.

   (2) They shall come into force from the date of their publication in the Official Gazette.

2. **Amendment of Technical Terms and Definitions**:- In the Zoning Regulation of Bangalore of the Revised Master Plan - 2015 (herein after referred to as said regulations) under the heading "Technical Terms and Definitions", in item 25, for the figures and words "24 meters or more" the figures, letter and words "15.0 meters and more or G+4" shall be substituted.

3. **Amendment of Chapter-2** :- In Chapter-2 of the said regulations, at the end of the table-5, the following note shall be inserted, namely:-

   "Note: when filling stations and service stations are permitted, it shall be subject to fulfillment of conditions specified in any other law."

4. **Amendment of Chapter 3**:- In chapter 3, of the said regulations,-

   (i) In regulation 3.1, in the table -9, for serial number 1, 2 and 3 and the entries relating thereto, the following shall be substituted, namely:-

1	Above 11.5m up to 15m or G+3	5.00
2	15m and above up to 18.0 m	6.00
3	18.0m and above up to 21.0 m	7.00

   (ii) In regulation 3.8 after clause (iv), the following shall be inserted, namely:-

   "(v) the means of access to High Rise Buildings shall be from a thoroughfare of width 12 mts. and above, and this road shall have the approval of the authority, (BDA) and / or maintained by the Local Authority.

(vi) the Cul-de-Sac roads less than 12 meters wide with a circle of turning radius less than 9 meters shall not be considered as thoroughfare for purposes of issuance of Permissions for High Rise Buildings.

(vii) the High Rise Buildings shall have provision for Independent entry and exit to the vehicles, in addition to the ingress and egress, exclusively provided to the inhabitants."

(iii) in regulation 3.12, in clause (ii), for the figures, letter and words "24.0m and above" the figures, letter, words and brackets "15m and more or G+4 (including stilt floor)" shall be substituted.

5. **Amendment of Chapter 4**:- In chapter 4 of the said regulations,

(i) in regulation 4.1.2 for clause (i) except table 10, the following shall be substituted, namely:-

" (i) **Permissible Land Uses**:

a) **in Ring-I and II**:-

- Main land use category: R and T1
- Ancillary land use category: C2, I-2 and U3
- Ancillary use in allowable up to 20% of the total built up area or 50 sq.m whichever is lower, only in plots abutting to roads having width 12m or more
- In Ring –II, if the plot size is more than 1000 sq.m having a frontage of 10m or more and the abutting road is more than 18 m width, then ancillary uses can be used as main use.

b) in Ring -III

- Main land use category R and T1
- Ancillary land use category C2, I-2 and U3
- Ancillary land use is allowable up to 20% of total built up Area or 50 sq.m whichever is lower, only in plots abutting roads having width 12m or more.
- If the plot size is more than 1000 sq.m having a frontage of 10 m or more and abutting road is more than 18 m width, then ancillary uses can be used as main use.

Note: Space Standards as at table No: 7 are applicable."

(ii) in regulation 4.2.2 for clause (i), except Table -12, the following shall be substituted, namely:-

" (i) Permissible Land uses:

a) **in Ring-I and II**.

- Main Land use category: R and T1
- Ancillary land use category: C2, I-2 and U3
- Ancillary land use is allowable up to 20% of the total built up Area or 50 sq.m whichever is lower, only in plots abutting roads having width 12m or more.
- In Ring–II if the plot size is more than 1000 sq.m having a frontage of 10m or more and the abutting road is more than 18 m width, then ancillary uses can be used as main use.

b) in Ring –III

- Main Land use category: R and T1
- Ancillary land use category: C3, I-2, T2 and U4
- Ancillary land use is allowable up to 30% of the total built up area only in plots abutting roads having a width 12m or more.
- If the plot size is more than 1000 sq.m having a frontage of 10 m or more and the abutting road is more than 18m width, then ancillary uses can be used as main use.

Note: Space Standards as at Table No: 7 are applicable."

By order and in the name of the
Governor of Karnataka

Ramachandra
Deputy Secretary to Government
Urban Development Department

ಯೂನಿಟ್ : ಚದರಡಿ ಒಂದಕ್ಕೆ ತಿಂಗಳಿಗೆ

(ರೂ.ಗಳಲ್ಲಿ)

ಅಂಕಣ 1	ಅಂಕಣ 2	ಅಂಕಣ 3					
ವರ್ಗ	ಆಸ್ತಿ ವಿವರಣೆ	1 ತಿಂಗಳಿಗೆ ವಲಯವಾರು ಚ.ಅಡಿ 1ಕ್ಕೆ ಯೂನಿಟ್ ದರದ ವಿವರಗಳು					
XIX	ಪಾವತಿಸುವ ಅತಿಥಿ ಗೃಹಗಳು ಯಾವುದೇ ಸೇವೆ ಇಲ್ಲದ ವಸತಿ ಸಮಚ್ಚಯಗಳು (12 ಹಾಸಿಗೆಗಳಿಗಿಂತ ಮೇಲ್ಪಟ್ಟು) (ವಸತಿಯೇತರ ಕಟ್ಟಡಗಳು)	**A** ವಲಯ	**B** ವಲಯ	**C** ವಲಯ	**D** ವಲಯ	**E** ವಲಯ	**F** ವಲಯ
		8.00	7.00	6.00	5.00	4.00	3.00
	ಸೂಚನೆಃ 12 ಹಾಸಿಗೆಗಳವರೆಗೆ ಇರುವ ಪಾವತಿಸುವ ಅತಿಥಿ ಗೃಹಗಳನ್ನು ವಸತಿ ಉಪಯೋಗವೆಂದು ಪರಿಗಣಿಸಿ ಅನುಬಂಧ – **I,** ವರ್ಗ **I** ರಿಂದ **III** ರಲ್ಲಿ ಕಾಣಿಸಿರುವ ಆಯಾಯ ವಲಯಗಳ ಬಾಡಿಗೆ ಉಪಯೋಗದ ದರಗಳನ್ನು ನಿಗಧಿಪಡಿಸತಕ್ಕದ್ದು.						

ಎಂ. ಲಕ್ಷ್ಮೀನಾರಾಯಣ, ಭಾ.ಆ.ಸೇ
ಆಯುಕ್ತರು
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ – III	ಬೆಂಗಳೂರು, ಸೋಮವಾರ, ಮಾರ್ಚ್ ೨೩, ೨೦೧೫ (ಚೈತ್ರ ೦೨, ಶಕ ವರ್ಷ ೧೯೩೭)	ನಂ. ೨೩೦
Part – III	**Bengaluru, Monday, March 23, 2015 (Chaithra 02, Shaka Varsha 1937)**	**No. 230**

URBAN DEVELOPMENT SECRETARIAT

NOTIFICATION

No: UDD 105 MNJ 2008, Bangalore, Dated:20/03/2015

As the matter has come up for hearing before the Hon'ble High Court wherein it was observed that the above mentioned Notification No.UDD 105 MNJ 2008 dated 11/12/2014 is not in conformity with the affidavit filed by the BDA on 19/02/2014 and as such, in the light of the W.P.2661/2015 (PIL) being filed on the above issue, the notification issued earlier is hereby withdrawn with immediate effect with a condition that all the proposals approved consequent to the Notification stand cancelled. As per the affidavit filed by the BDA, the zoning regulations of Bengaluru in the Revised Master Plan 2015 and amendments, regulations 2014 are amended as below:

1) No commercial activity of whatsoever nature shall be allowed in residential main and residential mixed zones in the three rings, viz., Ring No.1, Ring No.2 and Ring No.3 if road width is less than 40 feet.
2) The ancillary usage shall be permitted in residential main and residential mixed zones in Ring No.1 and Ring No.2 upto 20% of the built up area or 50 sq mtrs whichever is lower provided the width of the road is above 40 feet.
3) In Ring No.3, the ancillary usages may be permitted as the main use in residential main and in residential mixed zones if the plot size is more than 1000 sq. Mtrs., having frontage of 10 mtrs. Or more and if the width of the road is more than 60 feet.
4) The ancillary usages are shown in the table below:

Sl. No.	Permissible uses
1	**Table 1: Permissible land use in Residential category** 1) Plotted residential developments 2) Villas, semi detached houses 3) Apartments, Hostels, Dharmashala 4) Multi Dwelling Housing, Service Apartments. 5) Group Housing [Development Plans] 6) Bus bays, Auto stand, Bus shelters information kiosk 7) Metro stations, parking areas 8) Multi level car parking as part of residential apartments to cater the needs of residents only
2	4.1.2] Regulations (i) Permissible land uses: In Ring-I and II • Main land use - R • Ancillary land uses allowed are:- 1. Petty shops, Newspaper, Stationery and Milk booth, Vulcanizing shops 2. STD/FAX/Internet Centre / ATM centers

Sl. No.	Permissible uses
3	3. Hair Dressing and Beauty parlors 4. Offices / Clinics belonging to professional services category and self owned 5. Tailoring, Dry cleaners 6. Bakery and Sweetmeat shop 7. Pathological Labs 8. Retail shops and hardware shops 9. Banks, Insurance and Consulting and Business Offices. 10. Mutton and Poultry stalls, Cold storages 11. Job typing / Computer training institutes, Cybercafé, Internet browsing 12. Uses for small repair centers- electronic, mechanical automobile etc, 13. Photo studio 14. All uses under I-1 15. Sub offices of utilities & Urban amenities • Ancillary use is allowable upto 20% of the total built up area or 50 sq.m whichever is lower only in plots abutting to roads having width 12m or more (ii) Permissible Land uses: In Ring-III •Main land use - R and T1 •Ancillary land use category: C2, I-2 and U3 •Ancillary use is allowable upto 20% of the total built up area or 50 sqm whichever is lower only in plots abutting to roads having width 12m or more •If the plot size is more than 1000sqm having a frontage of 10m or more abutting road is more than 18m width, then ancillary uses can be used as main use. 4.2.2] Regulations (i) Permissible land uses: In Ring-I and II:- • Main land use - R • Ancillary Land uses allowed are:- 1. Petty shops, Newspaper, Stationery and Milk booth, Vulcanizing shops 2. STD/FAX/Internet Centre / ATM centers 3. Hair Dressing and Beauty parlors 4. Offices / Clinics belonging to professional services category and self owned 5. Tailoring, Dry cleaners 6. Bakery and Sweetmeat shop 7. Pathological Labs 8. Retail shops and hardware shops 9. Banks, Insurance and Consulting and Business Offices. 10. Mutton and Poultry stalls, Cold storages 11. Job typing / Computer training institutes, Cybercafé, Internet browsing 12. Uses for small repair centers- electronic, mechanical automobile etc, 13. Photo studio 14. All uses under I-1 15. Sub offices of utilities & Urban amenities • Ancillary use is allowable upto 20% of the total built up area or 50 sqm whichever is lower only in plots abutting to roads having width 12m or above. 4.2.2] Regulations (i) Permissible Land use: In Ring-III • Main land use category - R • Ancillary land use category: C3, I-2, T2 and U4 • Ancillary uses allowable upto 30% of the total built up area • If the plot size is more than 1000sqm having a frontage of 10m or more and abutting road is more than 18m width, then ancillary uses can be used as main use.

N. NARASIMHAMURTHY
Under Secretary to Government
Urban Development Department

RNI No. KARBIL/2001/47147

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ–IVA	ಬೆಂಗಳೂರು, ಶನಿವಾರ, ಸೆಪ್ಟೆಂಬರ್ ೨೯, ೨೦೧೮ (ಆಶ್ವಯುಜ ೭, ಶಕ ವರ್ಷ ೧೯೪೦)	ನಂ. ೧೩೭೬
Part–IVA	**Bengaluru, Saturday, September 29, 2018 (Ashwayuja 7, Shaka Varsha 1940)**	**No. 1376**

URBAN DEVELOPMENT SECRETARIAT

NOTIFICATION

NO. UDD 112 MNJ 2015, Bengaluru, Dated : 29.09.2018

Whereas the draft of the Zoning Regulations of Bengaluru of the Revised Master Plan-2015 (Amendment) Regulations, 2018 was published as required by section 13-E of the Karnataka Town and Country Planning Act, 1961. [Karnataka Act 11 of 1963] in Notification No.UDD 112 MNJ 2015, dated 09.03.2018 in part IV-A of the Karnataka Gazette Extraordinary No.380, dated:12.03.2018 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in the Official Gazette.

And whereas, the said Gazette was made available to the public on 12.03.2018.

And whereas, no objections and suggestions have been received by the Government in this behalf.

Now therefore, in exercise of the powers conferred by section 13-E of the 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 Regulations of Bengaluru of Revised Master Plan – 2015,

___namely:-

REGULATIONS

1. **Title and commencement**.- (1) These regulations may be called the Zoning Regulations of Bengaluru of the Revised Master Plan-2015 (Amendment) Regulations 2018.

   (2) They shall come into force from the date of their publication in the official Gazette.

2. **Amendment of Chapter-3**.- In chapter 3 of the Zoning Regulations of Bengaluru of the Revised Master Plan-2015 (herein after referred to as the said regulations),-

(A) After the regulation 3.4 (v) of the said regulations, the following shall be inserted, namely:-

3.4 **(vi) Impact Zone Premium FAR**.-

(i) Means additional FAR permitted by collecting additional fees within the Impact Zone of MRTS/LRT/Peripheral Ring Road projects, as specified in the Karnataka Planning Authority Rules, 1965.

(ii) Impact Zone as defined in the Karnataka Planning Authority Rules, 1965 shall be entitled to one unit of extra FAR as premium F.A.R over and above the permissible FAR for all

permissible uses, irrespective of the FAR applicable for the respective uses in the respective tables, subject to a minimum road width of 12m.

{**Illustration**: If the existing permissible FAR of a plot is 2, then the Impact Zone Premium FAR would be 1 and the total permissible FAR would become 2+1 = 3.}

(iii) Impact Zone Premium FAR shall be granted under the regulations with an additional fee as prescribed in the Planning Authority Rules, 1965.

(iv) Only the area which falls within impact zone shall be eligible for Impact Zone Premium FAR, which may be utilized for the whole extent irrespective of the area falling within the impact zone.

(v) The Impact Zone Premium FAR shall not be transferrable.

(vi) Impact Zone Premium FAR shall not be claimed for plots, on which there is construction which has violated the existing Zoning Regulations or Building by-laws.

(vii) **Procedure for the grant of Impact Zone Premium FAR**:

a) The applicant shall apply to Planning Authority/Local Authority along with the NOC from Bengaluru Metro Rail Corporation Limited (BMRCL) to avail the Impact Zone Premium FAR along Metro corridor and Planning Authority/Local Authority would scrutinize the proposal with reference to the Zoning Regulations and also with reference to the request for the Impact Zone Premium FAR.

b) The applicant shall remit the Impact Zone Premium FAR fee by way of demand draft to the Planning Authority/Local Authority and it shall be kept in a separate head of account.

c) Planning Authority/Local Authority shall maintain independent registers detailing the cases of grant of Impact Zone Premium FAR in the format prescribed in Appendix-IX.

(B) In the regulation 3.16 of the said regulations (General Notes), Item no (ix) shall be omitted.

3. **Insertion of Appendix IX**. – After Appendix VIII of the said regulations the following shall be inserted, namely:-

File No.	Name of the applicant and address	Property details	Location of property with respect to metro station and respective phases	Permissible FAR	Impact Zone Premium FAR allowed in sqm	Impact Zone Premium FAR fee per sqm	Total Impact Zone Premium FAR fee paid	Remarks

By order and in the name of the Governor of Karnataka

K.S.JAGADISHA REDDY
Under Secretary to Government,
Urban Development Department.

ಸರ್ಕಾರಿ ಮುದ್ರಣಾಲಯ, ವಿಕಾಸ ಸೌಧ ಘಟಕ, ಬೆಂಗಳೂರು. (ಪಿ7) ಪ್ರತಿಗಳು: 100

cFRNI No. KARBIL/2001/47147



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ–IVA	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ಜೂನ್ ೨೦, ೨೦೧೯ (ಜ್ಯೇಷ್ಠ ೩೦, ಶಕ ವರ್ಷ ೧೯೪೦)	ನಂ. ೪೮೩
Part–IVA	Bengaluru, Thursday, June 20, 2019 (Jyesta 30, Shaka Varsha 1940)	No. 483

ನಗರಾಭಿವೃದ್ಧಿ ಸಚಿವಾಲಯ

ಅಧಿಸೂಚನೆ

ಸಂಖ್ಯೆ: ನಅಇ 255 ಎಂಎನ್‌ಜೆ 2018, ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 19.06.2019

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಅಧಿನಿಯಮ 1961 (1963ರ ಕರ್ನಾಟಕ ಅಧಿನಿಯಮ 11)ರ 13–ಇ ಪ್ರಕರಣದ ಮೂಲಕ ಅಗತ್ಯಪಡಿಸಲಾದಂತೆ ಬೆಂಗಳೂರು ಪರಿಷ್ಕೃತ ಮಹಾ ಯೋಜನೆ–2015 (ತಿದ್ದುಪಡಿ) ವಲಯ ವಿನಿಯಮಗಳು 2019 ರ ಕರಡು ವಿನಿಯಮಗಳನ್ನು ಸರ್ಕಾರದ ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ: ಯುಡಿಡಿ 255 ಎಂಎನ್‌ಜೆ 2018, ದಿನಾಂಕ: 07.03.2019 ರಲ್ಲಿ ಕರ್ನಾಟಕ ವಿಶೇಷ ರಾಜ್ಯಪತ್ರ ಸಂಖ್ಯೆ: 235 ದಿನಾಂಕ: 08.03.2019ರ ಭಾಗ–IVA ರಲ್ಲಿ ಪ್ರಕಟಿಸಿ ಅದರಿಂದ ಬಾಧಿತರಾಗಬಹುದಾದ ಎಲ್ಲಾ ವ್ಯಕ್ತಿಗಳಿಂದ ಆಕ್ಷೇಪಣೆ / ಸಲಹೆಗಳನ್ನು ಅಧಿಕೃತ ರಾಜ್ಯಪತ್ರದಲ್ಲಿ ಪ್ರಕಟಿಸಿದ ದಿನಾಂಕದಿಂದ ಮೂವತ್ತು ದಿನಗಳೊಳಗಾಗಿ ಸಲ್ಲಿಸಲು ಆಹ್ವಾನಿಸಲಾಗಿತ್ತು.

ಸದರಿ ರಾಜ್ಯಪತ್ರವು ಸಾರ್ವಜನಿಕರಿಗೆ ದಿನಾಂಕ: 08.03.2019 ರಿಂದ ಲಭ್ಯವಾಗುವಂತೆ ಮಾಡಲಾಗಿರುವುದರಿಂದ ಹಾಗೂ ನಿಗದಿತ ಸಮಯದಲ್ಲಿ ಈ ಸಂಬಂಧ ಸ್ವೀಕೃತವಾದ ಆಕ್ಷೇಪಣೆಗಳು ಹಾಗೂ ಸಲಹೆಗಳನ್ನು ಸರ್ಕಾರವು ಪರಿಶೀಲಿಸಿದೆ.

ಆದ್ದರಿಂದ, ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಅಧಿನಿಯಮ 1961 (1963ರ ಕರ್ನಾಟಕ ಅಧಿನಿಯಮ 11)ರ 13–ಇ ಪ್ರಕರಣದ ಮೂಲಕ ಪ್ರದತ್ತವಾದ ಅಧಿಕಾರಗಳನ್ನು ಚಲಾಯಿಸಿ ಕರ್ನಾಟಕ ಸರ್ಕಾರವು ಬೆಂಗಳೂರಿನ ಪರಿಷ್ಕೃತ ಮಹಾ ಯೋಜನೆ 2015ರ ವಲಯ ವಿನಿಯಮಗಳಿಗೆ ಈ ಕೆಳಕಂಡ ತಿದ್ದುಪಡಿ ವಿನಿಯಮಗಳನ್ನು ತಂದಿದೆ.

ವಿನಿಯಮಗಳು

1. **ಶೀರ್ಷಿಕೆ ಮತ್ತು ಪ್ರಾರಂಭ** – (1) ಈ ವಿನಿಯಮಗಳನ್ನು ಬೆಂಗಳೂರು ಪರಿಷ್ಕೃತ ಮಹಾ ಯೋಜನೆ–2015ರ (ತಿದ್ದುಪಡಿ) ವಲಯ ವಿನಿಯಮಗಳು, 2019 ಎಂದು ಕರೆಯತಕ್ಕದ್ದು.

   (2) ಇವು ಅಧಿಕೃತ ರಾಜ್ಯ ಪತ್ರದಲ್ಲಿ ಅವುಗಳ ಅಂತಿಮ ಪ್ರಕಟಣೆಯ ದಿನಾಂಕದಿಂದ ಜಾರಿಗೆ ಬರತಕ್ಕದ್ದು.

2. **"ಪಾರಿಭಾಷಿಕ ಶಬ್ದಗಳು ಮತ್ತು ಪರಿಭಾಷೆಗಳ" ತಿದ್ದುಪಡಿ.**– ಬೆಂಗಳೂರು ಪರಿಷ್ಕೃತ ಮಹಾ ಯೋಜನೆ–2015 ರ ವಲಯ ವಿನಿಯಮಗಳಲ್ಲಿ (ಇನ್ನು ಮುಂದೆ ಸದರಿ ವಿನಿಯಮಗಳು ಎಂದು ಉಲ್ಲೇಖಿಸಲಾಗಿದೆ) "ಪಾರಿಭಾಷಿಕ ಶಬ್ದಗಳು ಹಾಗೂ ಪರಿಭಾಷೆಗಳು" ಎಂಬ ಶೀರ್ಷಿಕೆ ಅಡಿಯಲ್ಲಿ,

   (1) ಕ್ರಮ ಸಂಖ್ಯೆ 3 ರ ಬದಲಾಗಿ ಈ ಕೆಳಗಿನಂತೆ ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು, ಎಂದರೆ:–

   > 3. **ಅಪಾರ್ಟ್‌ಮೆಂಟ್ ಕಟ್ಟಡ ಅಥವಾ ಸಮೂಹ ವಸತಿ ಅಥವಾ ಬಹು ವಸತಿ ಘಟಕದ ಕಟ್ಟಡ** ಎಂದರೆ, ಒಂದು ಅಥವಾ ಒಂದಕ್ಕಿಂತ ಹೆಚ್ಚಿನ ಕಟ್ಟಡಗಳನ್ನು ಒಳಗೊಂಡಿರುವ ಅಥವಾ ವಿವಿಧ ಕುಟುಂಬಗಳು ವಾಸಿಸುವುದಕ್ಕಾಗಿ ಮತ್ತು ನಾಲ್ಕಕ್ಕಿಂತ ಹೆಚ್ಚಿನ ವಾಸದ ಘಟಕಗಳನ್ನು ಒಳಗೊಂಡಿರುವ ಕಟ್ಟಡಗಳು.

   (2) 16ನೇ ಕ್ರಮ ಸಂಖ್ಯೆಯಲ್ಲಿ, "ವಸತಿಯೇತರ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆ" ಬಾಬ್ತು ಹಾಗೂ ಅದಕ್ಕೆ ಸಂಬಂಧಪಟ್ಟ ನಮೂದನೆಗಳ ಬದಲಾಗಿ ಈ ಕೆಳಗಿನಂತೆ ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು ಎಂದರೆ:–

"ವಸತಿಯೇತರ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆ:– ಎಂದರೆ 20,000 ಚದರ ಮೀಟರ್ ವಿಸ್ತೀರ್ಣಕ್ಕಿಂತ ಹೆಚ್ಚಿನ ಅಳತೆಯ ಪ್ಲಾಟಿನ ಮೇಲೆ ಒಂದು ಅಥವಾ ಒಂದಕ್ಕಿಂತ ಹೆಚ್ಚಿನ ವಾಣಿಜ್ಯ ಕಟ್ಟಡಗಳ ನಿರ್ಮಾಣಕ್ಕಾಗಿ ಪ್ರಸ್ತಾಪಿಸಿರುವ ನಕ್ಷೆ".

3. **3ನೇ ಅಧ್ಯಾಯಕ್ಕೆ ತಿದ್ದುಪಡಿ,**– ಸದರಿ ವಿನಿಯಮಗಳ 3ನೇ ಅಧ್ಯಾಯದಲ್ಲಿ,–

(1) ವಿನಿಯಮ 3.1 ರಲ್ಲಿ ಕೋಷ್ಟಕ–9 ಮತ್ತು ಅದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ನಮೂದನೆಗಳ ನಂತರ, ಈ ಮುಂದಿನದನ್ನು ಸೇರಿಸತಕ್ಕದ್ದು ಎಂದರೆ:–

"ಟಿಪ್ಪಣಿ:– ಈ ಮುಂದಿನ ನಿರ್ಮಾಣಗಳಿಗೆ ಈ ನಿಯಮಗಳಲ್ಲಿ ನಿರ್ದಿಷ್ಟಪಡಿಸಲಾದಂತೆ ಕಟ್ಟಡದ ಸುತ್ತಲೂ ಅಗತ್ಯವಾಗಿರುವ ವಾಹನದ ಮಾರ್ಗಕ್ಕೆ ಧಕ್ಕೆಯಾಗದಂತೆ, ಅದಕ್ಕೆ ಹೊಂದಿಕೊಂಡಿರುವ ಪ್ರದೇಶದೊಳಗೆ ಅನುಮತಿ ನೀಡಬಹುದು:

(ಎ) ಆಗಮನ / ನಿರ್ಗಮನ ಸ್ಥಳದಲ್ಲಿ 4 ಚ.ಮೀ. ಗಿಂತ ಹೆಚ್ಚಿರದ ಕಾವಲುಗಾರರ ಕಿರು ಕೋಣೆ; ಮತ್ತು

(ಬಿ) ಅಗ್ನಿ ನಿಯಂತ್ರಣ ಕೊಠಡಿ (ಗರಿಷ್ಠ 4ಮೀ. * 4ಮೀ) (ಬೌಂಡರಿಯಿಂದ ಹೊರಗಿರಬಾರದು).

(2) ವಿನಿಯಮ 3.4 ಮತ್ತು ಅದಕ್ಕೆ ಸಂಬಂಧಪಟ್ಟ ನಮೂದನೆಗಳ ಬದಲಾಗಿ ಈ ಮುಂದಿನದನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು ಎಂದರೆ:–

"3.4: ಎಫ್ಎಆರ್ ಅಥವಾ ನೆಲ ಪ್ರದೇಶದ ಪ್ರಮಾಣ:–

ಈ ಮುಂದಿನ ನಿರ್ಮಾಣಗಳನ್ನು ಎಫ್ಎಆರ್ ಲೆಕ್ಕದಿಂದ ಹೊರತುಪಡಿಸತಕ್ಕದ್ದು ಎಂದರೆ:–

(i) ವಿದ್ಯುತ್ ಉಪಕೇಂದ್ರ ಅಥವಾ ಪ್ರತ್ಯೇಕ ಕೊಠಡಿ, ಜನರೇಟರ್, ಪಂಪ್ನ ಕೊಠಡಿ, ವಾಯುನಿಯಂತ್ರಕ ಕೊಠಡಿ, ಘನತ್ಯಾಜ್ಯ ನಿರ್ವಹಣೆ, ಅಗ್ನಿ ನಿಯಂತ್ರಣ ಕೊಠಡಿ, ಭದ್ರತೆ ಅಥವಾ ಸಿಸಿಟಿವಿ ಕೊಠಡಿ, ಮುಂತಾದವುಗಳಂಥ ಸೇವೆಗಳಿಗಾಗಿ ಮೀಸಲಿಟ್ಟಿರುವ ಪ್ರದೇಶ;

(ii) ಅಗ್ನಿಶಾಮಕ ನಿಯಮಾವಳಿಗಳಿಗನುಸಾರವಾಗಿ ಅತಿ ಎತ್ತರದ ಕಟ್ಟಡಗಳಲ್ಲಿ ಒದಗಿಸಲಾಗಿರುವ ರಕ್ಷಣಾ ಪ್ರದೇಶಗಳು.

(iii) ವಸತಿಯೇತರ ಕಾಂಪ್ಲೆಕ್ಸ್ ಅಥವಾ ಪ್ಲಾಟ್ನಲ್ಲಿ ಒದಗಿಸಲಾಗಿರುವ ಪ್ರತ್ಯೇಕವಾದ ಸಾರ್ವಜನಿಕ ಶೌಚಾಲಯ ವಿಭಾಗ;

(iv) ಗರಿಷ್ಠ 40 ಚದರ ಮೀಟರ್ ಅಳತೆ ಹೊಂದಿರುವ ಕಟ್ಟಡ ನಿರ್ವಹಣೆ ಅಥವಾ ಸಮುದಾಯ ಕೊಠಡಿ;

(v) ಮೆಟ್ಟಿಲು / ಮೆಟ್ಟಿಲು ಕೊಠಡಿ;

(vi) ವಾಸಿಸಲು ಅಥವಾ ಇತರ ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಸಾಧ್ಯವಾಗದ ವಾಸ್ತುಶಿಲ್ಪ ಆಕೃತಿ;

(vii) ಚಿಮಣಿಗಳು;

(viii) ವಾಯು ಸಂಚಾರ ಕೊಳವೆಗಳು (ವೆಂಟಿಲೇಷನ್ಡಕ್ಟ್ಸ್) ಮತ್ತು ತ್ಯಾಜ್ಯ ಕೊಳವೆಗಳು;

(ix) ಕೊಳವೆಗಳು;

(x) ವಾಹನ ಚಲಿಸುವ ದಾರಿಗಳು ಮತ್ತು ರ್ಯಾಂಪುಗಳೂ ಸೇರಿದಂತೆ ವಾಹನ ನಿಲುಗಡೆ ಸ್ಥಳಗಳು;

(xi) ನಿವಾಸಿಗಳ / ಬಳಕೆದಾರರ ಸಾಮಾನ್ಯ ಬಳಕೆಗಾಗಿ ಬಯಲು ಪ್ರಾಂಗಣದಲ್ಲಿ ಅಥವಾ ಯಾವುದೇ ಮಹಡಿಯಲ್ಲಿ ನಿರ್ಮಿಸಲಾದ ಈಜುಕೊಳಗಳು ಮತ್ತು ಅವುಗಳಿಗೆ ಹೊಂದಿಕೊಂಡಿರುವ ಶೌಚಾಲಯಗಳು;

(xii) ಮೇಲ್ಭಾಗದ ನೀರಿನ ಟ್ಯಾಂಕುಗಳು;

(xiii) ಎಸ್ಕಲೇಟರ್ಗಳು;

(xiv) ಲಿಫ್ಟ್ ವೆಲ್ಗಳು ಮತ್ತು ಲಿಫ್ಟ್ ಮೆಷಿನ್ಗಳು ಕೊಠಡಿ;

(xv) ನಾಲ್ಕು ಚದರ ಮೀಟರ್ ಪ್ರದೇಶವನ್ನು ಮೀರದ ಕಾವಲುಗಾರರ ಕೊಠಡಿ; ಮತ್ತು

(xvi) ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿಯು ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ಕೊಳಚೆ ನೀರು ಸಂಸ್ಕರಣ ಘಟಕ ಮತ್ತು ಪಂಪ್ ರೂಮ್ಗಳು"

"3.4 – ಎ ಕಟ್ಟಡದ ಎತ್ತರ.– (i) ಕಟ್ಟಡದ ಎತ್ತರವನ್ನು ಈ ವಿನಿಯಮಗಳಲ್ಲಿ ಪರಿಭಾಷಿಸಲಾದಂತೆ ಪರಿಗಣಿಸತಕ್ಕದ್ದು. ಕಟ್ಟಡದ ಎತ್ತರವನ್ನು ಲೆಕ್ಕ ಹಾಕುವಾಗ ಈ ಮುಂದಿನ ನಿರ್ಮಾಣಗಳನ್ನು ಹೊರತುಪಡಿಸತಕ್ಕದ್ದು, ಎಂದರೆ,–

(ಎ) ಹವಾ ನಿಯಂತ್ರಣ ಸ್ಥಾವರಗಳು, ಸೋಲಾರ್ ಪ್ಯಾನಲ್‌ಗಳು, ಡಿರೈಡ್ ಆ್ಯಂಟೆನಾಗಳು, ಲಿಫ್ಟ್ ಯಂತ್ರದ ಕೊಠಡಿಗಳು, ಮೇಲ್ಭಾಗದ ಟ್ಯಾಂಕುಗಳು ಮತ್ತು ಮೆಟ್ಟಿಲು ಮೇಲ್ಭಾಗದ ಕೊಠಡಿಗಳ ಗೋಡೆ (3.5 ಮೀ. ಗರಿಷ್ಠ ಎತ್ತರದವರೆಗೆ) ಚಿಮಣಿಗಳು, ಪ್ಯಾರಾಪೆಟ್ ಗೋಡೆಗಳು (1.2 ಮೀ. ವರೆಗೆ ಎತ್ತರವಿರುವ) ಮತ್ತು ಇತರ ವಾಸ್ತುಶಿಲ್ಪದ ಆಕೃತಿಗಳಂಥ ಸೇವೆಗಳನ್ನು ಒದಗಿಸುವುದಕ್ಕಾಗಿ ಪ್ರತ್ಯೇಕವಾದ ತಾರಸಿಯ ಮಹಡಿಯ ಮೇಲೆ ಹಾಕಲಾಗಿರುವ ಸ್ಲ್ಯಾಬ್‌ಗಳು / ನಿರ್ಮಿಸಲಾಗಿರುವ ನಿರ್ಮಾಣ; ಮತ್ತು

(ಬಿ) ಕಟ್ಟಡಕ್ಕೆ ಪ್ರವೇಶಿಸುವ ಮಳೆ ನೀರನ್ನು ತಡೆಗಟ್ಟಲು ಕಟ್ಟಡದ ಒಳಗಿನ ಖಾಲಿ ಜಾಗವು 2 ಮೀ. ಮೀರದಂತೆ ಅದನ್ನು ಮೇಲ್ಭಾಗದಲ್ಲಿ ಮುಚ್ಚಬೇಕು ಮತ್ತು ಅದನ್ನು ಖಾಯಂ ಆಗಿ ರಚನೆ ಮಾಡಿರಬಾರದು.

(ಸಿ) ವಿಮಾನ ನಿಲ್ದಾಣಗಳ ಸುತ್ತಮುತ್ತಲಿನ ಪ್ರದೇಶದಲ್ಲಿ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ಎತ್ತರದ ಪರಿಮಿತಿಯನ್ನು ಲೆಕ್ಕ ಮಾಡುವುದಕ್ಕಾಗಿ, ಮೇಲಿನ ವಿವರಗಳನ್ನು ಒಳಗೊಂಡಂತೆ ಕಟ್ಟಡದ ಇಡೀ ಎತ್ತರವನ್ನು ಪರಿಗಣಿಸಲಾಗುವುದು.

(ii) ಬೆಂಗಳೂರು ಮೆಟ್ರೋಪಾಲಿಟನ್ ಪ್ರದೇಶ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರದೇಶ)ದೊಳಗೆ ಬರುವ ಕಟ್ಟಡಗಳ ಮತ್ತು ಇತರ ನಿರ್ಮಾಣಗಳ ಎತ್ತರವು, ವಿವಿಧ ವಿಮಾನ ಹಾರಾಟ ವಲಯಗಳಿಗೆ ವಿಮಾನ ನಿಲ್ದಾಣ ಪ್ರಾಧಿಕಾರವು ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ಪರಿಮಿತಿಗಳೊಳಗೆ ಇರಬೇಕು.

(iii) ಕಟ್ಟಡಕ್ಕೆ ಹೊಂದಿಕೊಂಡಿರುವ ನೆಲದ ಮಟ್ಟವು ರಸ್ತೆ ಮಟ್ಟಕ್ಕಿಂತ ಕೆಳಗಿರುವ ಸಂದರ್ಭದಲ್ಲಿ (ಇದಕ್ಕೆ ನೆಲ ಪ್ರದೇಶದ ಪ್ರಮಾಣ (FAR) ಪರಿಗಣಿಸಲಾಗುತ್ತದೆ) ಮತ್ತು ಕಟ್ಟಡವು ಅಂಥ ರಸ್ತೆಯಿಂದ ದೂರವಿದ್ದು, ಅಂಥ ರಸ್ತೆಯಿಂದ ನೇರವಾಗಿ ಕಟ್ಟಡಕ್ಕೆ ರಸ್ತೆ ಸಂಪರ್ಕ ಕಲ್ಪಿಸದಿರುವ ಪ್ಲಾಟ್‌ಗಳ ಸಂದರ್ಭದಲ್ಲಿ, ಆದರೆ ಪ್ಲಾಟ್ ಮೂಲಕ ಪ್ರತ್ಯೇಕ ರಸ್ತೆ ಸಂಪರ್ಕ ಅಥವಾ ವಾಹನ ಮಾರ್ಗ ಕಲ್ಪಿಸಿರುವಲ್ಲಿ ಕಟ್ಟಡದ ಎತ್ತರವನ್ನು, ಕಟ್ಟಡಕ್ಕೆ ಹೊಂದಿಕೊಂಡಿರುವ ನೆಲದ ಮಟ್ಟದಿಂದ ಅಳತೆ ಮಾಡಬೇಕು ಮತ್ತು ರಸ್ತೆಯ ಮಟ್ಟದಿಂದ ಅಲ್ಲ (ಇದಕ್ಕೆ ನೆಲ ಪ್ರದೇಶದ ಪ್ರಮಾಣವನ್ನು (FAR) ಪರಿಗಣಿಸಲಾಗಿರುವುದು).

(3) 3.6ನೇ ವಿನಿಯಮಗಳಲ್ಲಿನ ಖಂಡ (i)ರಲ್ಲಿ **"ಅತಿ ಎತ್ತರದ ಕಟ್ಟಡ"** ಎಂಬ ಪದಗಳ ಬದಲಾಗಿ, **"ಅತಿ ಎತ್ತರದ ಕಟ್ಟಡ ಅಥವಾ ಕನಿಷ್ಠ 16 ಮೀ. ಗಳು"** (ಇದರಲ್ಲಿ ಯಾವುದು ಕಡಿಮೆಯೋ ಅದು) ಎಂಬ ಪದಗಳು, ಅಂಕಿಗಳು ಮತ್ತು ಆವರಣಗಳನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು.

(4) 3.9ನೇ ವಿನಿಯಮಗಳಲ್ಲಿನ ಖಂಡ (ix) ರಲ್ಲಿ **"ಪ್ರಾಧಿಕಾರದ ಮನವರಿಕೆ"** ಎಂಬ ಪದಗಳಿಗೆ ಬದಲಾಗಿ **"ಈ ವಿನಿಯಮಗಳು ಅಥವಾ ರಾಷ್ಟ್ರೀಯ ಕಟ್ಟಡ ಸಂಹಿತೆಯ ಉಪಬಂಧಗಳ ಮೇರೆಗೆ"** ಎಂಬ ಪದಗಳನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು.

(5) ವಿನಿಯಮ 3.11 ರಲ್ಲಿ,–

(i) ಖಂಡ (iii) ಮತ್ತು (iv)ರ ಬದಲಾಗಿ ಈ ಮುಂದಿನದನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು.

"iii. ಕಟ್ಟಡದ ಸುತ್ತಲಿನ ಖಾಲಿ ಪ್ರದೇಶದೊಳಗೆ ನೆಲ ಮಹಡಿಯಲ್ಲಿ ಮೊಗಸಾಲೆ/ಪೋರ್ಟಿಕೋ/ ಪೊರ್ಚ್‌ಗೆ ಅನುಮತಿಸಬಹುದು. ಇದನ್ನು ಸೆಟ್‌ಔಟ್ ರೂಪದಲ್ಲಿ ಬಳಸಿಕೊಳ್ಳುವುದಕ್ಕಾಗಿ ಮುಖ್ಯದ್ವಾರದ ಮೇಲ್ಛಾವಣಿ (ಪೋರ್ಟಿಕೋ) ಮೇಲೆ ಪ್ರವೇಶಾವಕಾಶ ನೀಡಬಾರದು. ಅತಿ ಎತ್ತರದ ಕಟ್ಟಡಗಳ ಸಂದರ್ಭದಲ್ಲಿ, ಸಜ್ಜಾ ಮೇಲ್ಛಾವಣಿಯ (ಪೋರ್ಟಿಕೋ) ವಿಸ್ತೀರ್ಣವು 3.0 ಮೀ. x 4.50 ಮೀ.ಗೆ ನಿರ್ಬಂಧಿಸಲಾಗಿದೆ. ಅತಿ ಎತ್ತರದ ಕಟ್ಟಡಗಳ ಸಂದರ್ಭದಲ್ಲಿ ಸಜ್ಜಾ ಮೇಲ್ಛಾವಣಿಯನ್ನು ಅಗ್ನಿಶಾಮಕ ನಿಯಮಾವಳಿಗಳಿಗನುಗುಣವಾಗಿ ಅನುಮತಿಸಲಾಗುತ್ತದೆ. ಸಜ್ಜಾ ಮೇಲ್ಛಾವಣಿಗೆ (ಪೋರ್ಟಿಕೋಗೆ) ಅನುಮತಿಸಿದಾಗ ಸ್ವತ್ತಿನ ಗಡಿ ರೇಖೆಯಿಂದ 1 ಮೀ. ಸ್ಪಷ್ಟ ಮುಕ್ತ ಬಯಲು ಸ್ಥಳವನ್ನು ಹೊಂದಿರತಕ್ಕದ್ದು ಮತ್ತು ಅತಿ ಎತ್ತರದ ಕಟ್ಟಡಗಳ ಸಂದರ್ಭದಲ್ಲಿ ಅಂಥ ಸಜ್ಜಾ ಮೇಲ್ಛಾವಣಿ (ಪೋರ್ಟಿಕೋ) / ಪೊರ್ಚ್ ಯೋಜನೆಗಳು ಕಡ್ಡಾಯವಾಗಿ 6 ಮೀ. ನ ವಾಹನ ಮಾರ್ಗ ಒಳಗೊಂಡಿದ್ದರೆ ಅಂಥ ಪೋರ್ಟಿಕೋ 5.5 ಮೀ. ಕನಿಷ್ಠ ಎತ್ತರ ಹಾಗೂ 6 ಮೀ. ವಾಹನ ಮಾರ್ಗವನ್ನು ಹೊಂದಿರತಕ್ಕದ್ದು; ಮತ್ತು

iv. ಬಾಲ್ಕನಿ :

ಎ. ನೆಲ ಮಹಡಿಯಲ್ಲಿ ಬಾಲ್ಕನಿಯನ್ನು ನಿರ್ಮಿಸಲು ಅವಕಾಶವಿರುವುದಿಲ್ಲ.

ಬಿ. ಹೊರ ಭಾಗದ ಬಾಲ್ಕನಿ ಮುಂಚಾಚುವಿಕೆಯು, ಮೊದಲನೇ ಮಹಡಿಯಲ್ಲಿ ಗರಿಷ್ಠ 1.20 ಮೀ.ಗೆ ಒಳಪಟ್ಟು ಮತ್ತು ಎರಡನೇ ಮಹಡಿಯಲ್ಲಿ ಗರಿಷ್ಠ 1.75 ಮೀ.ಗೆ ಒಳಪಟ್ಟು ಆ ಭಾಗದಲ್ಲಿ ಹೊರ ಬಯಲು ಜಾಗದ 1/3 ರಷ್ಟು ಮೀರತಕ್ಕದ್ದಲ್ಲ. ಅದರಲ್ಲಿ ಯಾವುದು ಕಡಿಮೆಯೋ ಅದು.

ಸಿ. ವಾಣಿಜ್ಯ ಕಟ್ಟಡಗಳಲ್ಲಿ ಹೊರ ಭಾಗಗಳನ್ನು (ಸೆಟ್‌ಬ್ಯಾಕ್ ಪ್ರದೇಶ) ಮೀರಿ ಬಾಲ್ಕನಿಗಳಿಗೆ ಅವಕಾಶವಿರುವುದಿಲ್ಲ".

(6) 3.12ನೇ ವಿನಿಯಮದಲ್ಲಿ, ಖಂಡ (ii)ಕ್ಕೆ ಬದಲಾಗಿ ಈ ಮುಂದಿನದನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು, ಎಂದರೆ;–

"(ii) 15 ಮೀ. ಹಾಗೂ ಅದಕ್ಕೂ ಮೇಲ್ಪಟ್ಟ ಎತ್ತರದ ಎಲ್ಲಾ ಕಟ್ಟಡಗಳಿಗಾಗಿ ಅಗ್ನಿಶಾಮಕ ಮತ್ತು ತುರ್ತು ಸೇವೆಗಳ ಇಲಾಖೆಯಿಂದ ನಿರಾಕ್ಷೇಪಣಾ ಪ್ರಮಾಣಪತ್ರ (ಎನ್‌ಒಸಿ) ದ ಜೊತೆಗೆ ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿಯಿಂದ ನಿರಾಕ್ಷೇಪಣಾ ಪ್ರಮಾಣಪತ್ರ (ಎನ್‌ಒಸಿ) ವನ್ನು ಒದಗಿಸತಕ್ಕದ್ದು".

(7) 3.16 ವಿನಿಯಮದಲ್ಲಿ,–

(i) viನೇ ಖಂಡದ ಬದಲಾಗಿ ಈ ಮುಂದಿನದನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು ಎಂದರೆ:–

"vi. ವಾಸದ ಕಟ್ಟಡಗಳಲ್ಲಿ ಯಾವುದೇ ಎರಡು ಮಹಡಿಗಳ ನಡುವೆ ಮಧ್ಯದಂತಸ್ತ (Mezzanine Floor)ನ್ನು ಅನುಮತಿಸಿದಾಗ, ಅದರ ವಿಸ್ತೀರ್ಣವನ್ನು ಕನಿಷ್ಟ 9.5 ಚದರ ಮೀ. ಗೆ ಮತ್ತು ಸಂಬಂಧಪಟ್ಟ ಅಂತಸ್ತಿನ ಗರಿಷ್ಠ 1/3 ಕ್ಕೆ ಒಳಪಟ್ಟು ನೆಲ ಪ್ರದೇಶದ ಪ್ರಮಾಣ (ಎಫ್‌ಎಆರ್)ನ್ನು ಲೆಕ್ಕ ಹಾಕುವುದಕ್ಕಾಗಿ ಪರಿಗಣಿಸಲಾಗುತ್ತದೆ. ಮಧ್ಯದಂತಸ್ತಿನ ಕನಿಷ್ಠ ಎತ್ತರವು 2.75 ಮೀ. ಆಗಿರತಕ್ಕದ್ದು ಮತ್ತು ಅಡುಗೆ ಮನೆಯಾಗಿ ಬಳಸತಕ್ಕದ್ದಲ್ಲ.

(ii) ಖಂಡ–xvರ ಬದಲಾಗಿ ಮುಂದಿನದನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು, ಎಂದರೆ:–

"xv. ಮರವನ್ನು ಬೆಳೆಸುವುದು: (ಎ) 180 ಚ.ಮೀ. ಅಳತೆಯ ನಿವೇಶನಕ್ಕೆ ಹಾಗೂ 240 ಚ.ಮೀ. ವರೆಗಿನ ಅಳತೆಯ ನಿವೇಶನಕ್ಕಾಗಿ ಕನಿಷ್ಠ ಒಂದು ಮರವನ್ನಾದರೂ ಬೆಳೆಸುವುದು ಮತ್ತು 240 ಚ.ಮೀ.ಗಿಂತ ಹೆಚ್ಚಿನ ಅಳತೆಯ ನಿವೇಶನಕ್ಕಾಗಿ ಕನಿಷ್ಠ 2 ಮರಗಳನ್ನು ಬೆಳೆಸುವುದು ಕಡ್ಡಾಯಗೊಳಿಸಲಾಗಿದೆ. ಸಂಬಂಧಪಟ್ಟ ಅಧಿಕಾರಿಗಳು, ಸ್ವಾಧೀನ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡುವುದಕ್ಕೆ ಮುಂಚೆ ಮರಗಳನ್ನು ಬೆಳೆಸಲಾಗಿದೆ ಎಂಬುದನ್ನು ಖಚಿತಪಡಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಮರಗಳನ್ನು ಹೊರಭಾಗದ (ಸೆಟ್‌ಬ್ಯಾಕ್) ಪ್ರದೇಶದಲ್ಲಿ ಮಾತ್ರ ಬೆಳೆಸತಕ್ಕದ್ದು.

(ಬಿ) ಅಪಾರ್ಟ್‌ಮೆಂಟ್ ಕಟ್ಟಡ ಅಥವಾ ಸಮೂಹ ವಸತಿ ಅಥವಾ ಬಹು ವಾಸದ ಘಟಕ ಕಟ್ಟಡ ಅಥವಾ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆಯ ಸಂದರ್ಭಗಳಲ್ಲಿ, ಎಫ್‌ಎಆರ್ ಪ್ರದೇಶ ಅಥವಾ ಅದರ ಭಾಗದ ಪ್ರತಿ 240 ಚ.ಮೀ.ಗೆ ಒಂದು ಮರವನ್ನು ಬೆಳೆಸತಕ್ಕದ್ದು. ಅಂಥ ಪ್ರಕರಣಗಳಲ್ಲಿ ಅಧಿಕಾರಿಗಳು, ಸ್ವಾಧೀನ ಪ್ರಮಾಣಪತ್ರವನ್ನು ನೀಡುವುದಕ್ಕೆ ಮುಂಚೆ ಮರಗಳು ಕಡೇ ಪಕ್ಷ 2ಮೀ. ಎತ್ತರ ಬೆಳೆದಿರುವುದನ್ನು ಖಚಿತಪಡಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಮರವನ್ನು, ನಿವೇಶನದ ಸುತ್ತಲಿನ ಸೆಟ್‌ಬ್ಯಾಕ್ ಸ್ಥಳದಲ್ಲಿ ಅಥವಾ ಉದ್ಯಾನವನಕ್ಕಾಗಿ ಮೀಸಲಿರಿಸಿದ ಪ್ರದೇಶದಲ್ಲಿ ಅಥವಾ ಖಾಲಿ ಜಾಗದಲ್ಲಿ ಅಥವಾ ವಾಹನ ಮಾರ್ಗವನ್ನು ಹೊರತುಪಡಿಸಿ, ಸಾಲು ಮರಗಳಾಗಿ ದಾರಿಯುದ್ದಕ್ಕೂ ಬೆಳೆಸತಕ್ಕದ್ದು.

(ಸಿ) ಉಪ–ವಿಭಾಗದ ಸಂದರ್ಭದಲ್ಲಿ, ನಿವೇಶನ ಮಟ್ಟದಲ್ಲಿ ಕಡ್ಡಾಯವಾಗಿ ಮರ ಬೆಳೆಸುವುದರ ಜೊತೆಯಲ್ಲಿ ಡಿವೆಲಪರ್‌ನು, ಜಮೀನಿನ ಉಪವಿಭಾಗದ ಪ್ರತಿ ಹೆಕ್ಟೇರಿಗೆ ನಲವತ್ತು ಮರಗಳ ಪ್ರಮಾಣದಲ್ಲಿ ಮತ್ತು ಜಮೀನು ಅಥವಾ ಪ್ಲಾಟ್ ಪ್ರದೇಶದ ಪ್ರತಿ ಹೆಚ್ಚುವರಿ ವಿಸ್ತೀರ್ಣಕ್ಕಾಗಿ ಪ್ರಮಾಣಾನುಸಾರವಾಗಿ ಗಿಡಗಳನ್ನು ನೆಡತಕ್ಕದ್ದು."

4. ಅಧ್ಯಾಯ 6ರ ತಿದ್ದುಪಡಿ.– ಸದರಿ ವಿನಿಯಮಗಳ ಅಧ್ಯಾಯ 6 ರಲ್ಲಿನ 6.1ನೇ ವಿನಿಯಮದ, ಖಂಡ (ಇ) ಯಲ್ಲಿ ಎರಡನೇ ಅಂಶಕ್ಕಾಗಿ ಮತ್ತು ಅದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ನಮೂದನೆಗಳ ಬದಲಾಗಿ ಈ ಮುಂದಿನದನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು, ಎಂದರೆ,–

"ನಿವಾಸಿ ಸ್ಥಳದ ಅಭಿವೃದ್ಧಿಗಾಗಿ ಮೀಸಲಿಟ್ಟಿರುವ ಪ್ರದೇಶವು, ಒಟ್ಟು ಭೂ ಪ್ರದೇಶದ ಗರಿಷ್ಠ ಶೇ.55ರ ವರೆಗೆ ಇರತಕ್ಕದ್ದು. ಅನುಮತಿಸಬಹುದಾದ ನಿವಾಸಿ ಪ್ರದೇಶದ ಪೈಕಿ ಒಟ್ಟು ಪ್ರದೇಶದ ಗರಿಷ್ಠ ಶೇ.3 ರಷ್ಟನ್ನು, ಒಂದು ಅಥವಾ ಎರಡು ವಿಭಾಗದಲ್ಲಿ ಮಾತ್ರ ವಾಣಿಜ್ಯ ಬಳಕೆಗಾಗಿ ಮೀಸಲಿಡಬಹುದು".

5. 7ನೇ ಅಧ್ಯಾಯದ ತಿದ್ದುಪಡಿ.– ಸದರಿ ವಿನಿಯಮಗಳ 7ನೇ ಅಧ್ಯಾಯದಲ್ಲಿ,–

(1) 7.1ನೇ ವಿನಿಯಮದಲ್ಲಿ, ಕೋಷ್ಟಕ–20 ರಲ್ಲಿ "12.0 ಕ್ಕಿಂತ ಕಡಿಮೆ" ಎಂಬ ಪದಗಳು ಮತ್ತು ಅಂಕಿಗಳಿಗೆ ಬದಲಾಗಿ, "12.0 ರವರೆಗೆ" ಎಂಬ ಪದಗಳು ಮತ್ತು ಅಂಕಿಗಳನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು.

(2) 7.2ನೇ ವಿನಿಯಮದಲ್ಲಿ,–

(i) ಖಂಡ (ಸಿ)ನಲ್ಲಿ, **"ಹೊರತು ಪಡಿಸಿ"** ಎಂಬ ಪದಕ್ಕೆ ಬದಲಾಗಿ, **"ಒಳಗೊಂಡಂತೆ"** ಎಂಬ ಪದವನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು; ಮತ್ತು

(ii) ಕೋಷ್ಟಕ–21 ರಲ್ಲಿ **"9ಕ್ಕಿಂತ ಕಡಿಮೆ"** ಎಂಬ ಪದಗಳು ಮತ್ತು ಅಂಕಿಗಳಿಗೆ ಬದಲಾಗಿ, **"9.0 ರವರೆಗೆ"** ಎಂಬ ಪದಗಳನ್ನು ಮತ್ತು ಅಂಕಿಗಳನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು.

(3) 7.3ನೇ ವಿನಿಯಮದಲ್ಲಿ, ಕೋಷ್ಟಕ–22 ರಲ್ಲಿ,

(i) **"18ಮೀ. < 24ಮೀ. ಮೇಲ್ಪಟ್ಟು"** ಎಂಬ ಪದ, ಅಂಕಿಗಳು, ಚಿಹ್ನೆ ಮತ್ತು ಅಕ್ಷರಗಳಿಗೆ ಬದಲಾಗಿ **"18.0 ಮೀ.ಗೆ ಮೇಲ್ಪಟ್ಟು 24.0 ಮೀ. ನವರೆಗೆ"** ಎಂಬ ಪದಗಳು, ಅಂಕಿಗಳು ಮತ್ತು ಅಕ್ಷರಗಳನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು; ಮತ್ತು

(ii) **"24ಮೀ. < 30ಮೀ. ಮೇಲ್ಪಟ್ಟು"** ಎಂಬ ಪದ, ಅಂಕಿಗಳು, ಚಿಹ್ನೆ ಮತ್ತು ಅಕ್ಷರಗಳಿಗೆ ಬದಲಾಗಿ, **"24.0 ಮೀ.ಗೆ ಮೇಲ್ಪಟ್ಟು 30.0 ಮೀ. ನವರೆಗೆ"** ಎಂಬ ಪದಗಳು, ಅಂಕಿಗಳು ಮತ್ತು ಅಕ್ಷರಗಳನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು.

6. 8ನೇ ಅಧ್ಯಾಯಕ್ಕೆ ತಿದ್ದುಪಡಿ.– ಸದರಿ ವಿನಿಯಮಮಯಗಳ 8ನೇ ಅಧ್ಯಾಯದಲ್ಲಿ, 8.0 ವಿನಿಯಮದಲ್ಲಿ, ಕೋಷ್ಟಕ–23ರ 7 ಮತ್ತು 8ನೇ ಕ್ರಮ ಸಂಖ್ಯೆ ಹಾಗೂ ಅದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ನಮೂದನೆಗಳಿಗೆ ಬದಲಾಗಿ ಈ ಮುಂದಿನದನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು, ಎಂದರೆ,–

7.	ತಾರಾ (ಸ್ಟಾರ್) ಹೊಟೇಲುಗಳಿಗಾಗಿ	ಸಂದರ್ಶಕರಿಗಾಗಿ ಉಳಿದಿರುವ Builtup Area ಪ್ರದೇಶದ ಪ್ರತಿ 75 ಚ.ಮೀ. ಗೆ ಪ್ರತಿ 2 ಕೊಠಡಿಗಳಿಗೆ ಹಾಗೂ 1 ಕಾರು ನಿಲುಗಡೆಗೆ ಹಾಗೂ ಅದರ ಭಾಗಕ್ಕೆ (FAR ಪ್ರದೇಶವನ್ನು ಪರಿಗಣಿಸುವುದು)
8.	ವಸತಿಯೇತರ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆಯಲ್ಲಿ ಕಚೇರಿ ಕಟ್ಟಡಗಳು (ಸರ್ಕಾರಿ / ಅರೆ–ಸರ್ಕಾರಿ, ಐಟಿ, ಬಿಟಿ ಮತ್ತು ಖಾಸಗಿ)	ಮೆಟ್ರೋ ಕಾರಿಡಾರ್‌ನ ಎರಡೂ ಬದಿಯಲ್ಲಿನ 1 ಕಿ.ಮೀ. ಪ್ರದೇಶದಲ್ಲಿ 75 ಚ.ಮೀ. ಮೆಟ್ರೋ ಕಾರಿಡಾರ್‌ಗಳನ್ನು ಹೊರತುಪಡಿಸಿದ ಪ್ರದೇಶಗಳಲ್ಲಿ, 50 ಚ.ಮೀ FAR

ಕರ್ನಾಟಕ ರಾಜ್ಯಪಾಲರ ಆದೇಶಾನುಸಾರ ಮತ್ತು ಅವರ ಹೆಸರಿನಲ್ಲಿ

ಎನ್. ನರಸಿಂಹ ಮೂರ್ತಿ
ಸರ್ಕಾರದ ಉಪ ಕಾರ್ಯದರ್ಶಿ
ನಗರಾಭಿವೃದ್ಧಿ ಇಲಾಖೆ.

URBAN DEVELOPMENT SECRETARIAT
NOTIFICATION
No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019

Whereas, the draft of the following regulations further to amend the Zoning Regulation of Bengaluru of the Revised Master Plan-2015, was published as required by section 13-E of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) in Notification No. UDD 255 MNJ 2018, dated 07.03.2019 in part IV-A of the Karnataka Extraordinary Gazette No. 235 dated 8th March 2019 inviting objections or suggestions from all the persons likely to be affected thereby within thirty days from the date of its publication in the official Gazette.

And whereas, the said Gazette was made available to the public on 8th March 2019.

And whereas, objections and suggestions have been received in this behalf and considered by the State Government.

Now, therefore 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.

REGULATIONS

1. **Title and commencement.-** (1) These regulations may be called the Zoning Regulations of Bengaluru of the Revised Master Plan-2015 (Amendment) Regulations, 2019.

(2) They shall come into force from the date of their final publication in the Official Gazette.

2. **Amendment of "technical terms and definitions".-** In the Zoning Regulation of Bangalore of the Revised Master Plan-2015 (hereinafter referred to as the said regulations), under the heading "Technical terms and Definitions",-

(1) for serial number 3, the following shall be substituted, namely:-

3. Apartment Building or Group Housing or Multi-Dwelling Unit Building; means one or more buildings, containing or meant for multi-family dwelling and contains more than four dwelling units."

(2) In serial number 16, for item "Non residential development plan" and the entries relating thereto, the following shall be substituted, namely:-

"**Non residential Development Plan;** means a plan containing proposal for construction of one or more commercial buildings on a plot size measuring more than 20,000 square meter in extent."

3. **Amendment of Chapter 3;-** In chapter 3 of the said regulations,-

(1) In regulation 3.1, after Table-9 and the entries relating thereto, the following shall be inserted namely:-

"Note:- The following constructions may be permitted within the setback area without affecting the required drive-way around the building as prescribed in these regulations:

(a) Watch man's cubicle not more than 4sqm at the entry / exit point; and
(b) Fire control room (maximum 4m*4m)(no set back from the boundary)."

(2) For regulation 3.4 and the entries relating thereto, the following shall be substituted namely:-

"3.4: FAR or Floor Area Ratio:-

The following constructions shall be excluded from FAR computation, namely :-

(i) Area reserved for service such as electrical substation or panel room, generator, pump room, Ac plant room, solid waste management, fire control room, security or CCTV room, etc. ;
(ii) Refuge areas provided in high rise buildings as per fire norms;
(iii) A separate public toilet block provided in the non-residential complex or plot;
(iv) Building management or society room with a maximum size of 40 square meter;
(v) Staircase / staircase room;
(vi) Architectural features which are not usable for living or other purpose;
(vii) Chimneys;
(viii) Ventilation ducts and Garbage shafts;
(ix) Ducts;
(x) Parking areas including driveways and ramps;
(xi) Swimming pools and toilets attached to swimming pools constructed in open yard or in any floor for common use by the residents/users;
(xii) Overhead tanks;
(xiii) Escalators;
(xiv) Lift wells and lift machine room;
(xv) Watch man's cubicle not exceeding four square meter area; and
(xvi) Sewerage treatment plant as specified by the Karnataka State Pollution Control Board and pump rooms."

"3.4-A Height of Building.- (i) Height of the building shall be considered as defined in these regulations. The following constructions shall be exempted while calculating height of the building, namely;-

(a) Slabs casted/ structures constructed above the terrace floor exclusively for providing services such as AC chiller plants, solar panels, deride antennas, lift machine rooms, overhead tanks and staircase head rooms cover (up to a maximum height of 3.5m) chimneys, parapet walls(up to 1.2m in height) and other architectural features; and

(b) The internal open space may be covered on top to prevent rain water from entering the building which shall not exceed 2m and shall not be a permanent structure; and

(c) For calculating the height limitation prescribed in the vicinity of Aerodromes, the overall height of the building including that of the above details shall be considered; and

(ii) The height of buildings and other structures within the Bengaluru Metropoliton Area (Local Planning Area) shall be within the limits prescribed by the various Airport Authorities with different air funnel zones; and

(iii) 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)."

(3) In regulations 3.6 in clause-(i), for the words "tallest building", the words, figures and brackets, "tallest building or minimum 16 meters (whichever is lower)', shall be substituted.

(4) In regulation 3.9, in clause-(ix), for the words "to the satisfaction of the authority", the words "under the provisions of these regulations or National Building Code.", shall be substituted.

(5) In regulation 3.11,-

(i) for clauses iii and iv, the following shall be substituted, namely

"iii. A 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. The size of cantilever portico is restricted to 3.0m X 4.50m. In case of high rise buildings cantilever portico is allowed as per fire norms. 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."; and

iv. Balcony:

a. No balcony is allowed in the ground floor.

b. Open 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.

c. Balconies are not allowed in commercial Buildings, beyond setbacks."

(6) In regulation 3.12, for clause (ii), the following shall be substituted namely:-

"(ii) For all the buildings with height of 15m and above, NOC from Fire and Emergency Services Department in addition to NOC from Karnataka State Pollution Control Board shall be furnished."

(7) In regulation 3.16,-

(i) For clause vi, the following shall be substituted, namely:-

"vi. Mezzanine floor is permitted between any 2 floors in residential buildings, the area of which is considered for calculation of FAR, subject to a minimum area of 9.5 sqm and maximum of 1/3rd of the area of the respective floor. The minimum height of Mezzanine floor shall be 2.75m, and shall not be used as kitchen.";

(ii) For clause-xv, the following shall be substituted, namely:-

"xv. Tree Planting: (a) Planting of minimum one tree is mandatory for a site measuring 180 sqm and up to 240 sqm and minimum of 2 trees for sites with more than 240 sqm. 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.

(b) In cases of Apartment Building or Group Housing or Multi dwelling Unit Building or Development Plan, one tree shall be planted for every 240sqm of FAR area or part thereof. In such cases, the Authorities shall ensure that the trees are at least 2m in height, before the issuance of occupancy certificate. The tree shall be planted in the set-back area along the periphery of the site or area reserved for parks or open spaces or along the roads as avenue plantation, excluding the drive way.

(c) In case of sub-division, in addition to the site level mandatory plantation, the developer shall carryout plantation at the rate of fourty trees per hectare of land sub division and proportionately for every additional extent of land or plot area."

4. Amendment of Chapter 6.- In chapter 6 of the said regulations, in regulation 6.1, in clause (e), for second point and the entries relating thereto, the following shall be substituted, namely :-

"The area earmarked for residential development shall be upto a maximum of 55% of the total land area. A maximum of 3% of the total area from out of permissible residential area may be earmarked for commercial use in one or two block only."

5. Amendment of Chapter 7.- In chapter 7 of the said regulations,

(1) in regulation 7.1, in the Table-20, for the words and figures "Less than 12.0", the word and figures "upto 12.0" shall be substituted.

(2) in regulation 7.2,-

(i) in clause (c), for the word "excluding", the word "including" shall be substituted; and

(ii) in the Table-21 for the words and figures "Less than 9" the word and figures "upto 9.0" shall be substituted.

(3) in regulation 7.3, in the Table-22.-

(i) for the word, figures, symbol and letters " Above 18m < 24m" the words, figures and letters "Above 18.0m upto 24.0m" shall be substituted; and

(ii) for the word, figures, symbol and letters " Above 24m < 30m" the words, figures and letters "Above 24.0m upto 30.0m" shall be substituted.

6. Amendment to Chapter 8.- In chapter 8 of the said regulations, in regulation 8.0, in the Table-23, for serial number 7 and 8 and the entries relating thereto, the following shall be substituted, namely:-

"

7	For star hotels	for every 2 Rooms plus 1 car parking for every 75sqm of remaining built up area for visitors and part thereof (FAR area to be considered).
8	Office buildings in Non Residential Development Plan (Govt/Semi-Govt. IT, BT and Pvt)	75sqm along 1 KM on either side of the metro corridors. 50sqm of floor area, in the areas other than metro corridors.

By Order and in the name of the Governor of Karnataka

N. NARASIMHA MURTHY
Deputy Secretary to Government
Urban Development Department.

ಸರ್ಕಾರಿ ಮುದ್ರಣಾಲಯ, ವಿಕಾಸ ಸೌಧ ಘಟಕ, ಬೆಂಗಳೂರು. (ಪಿ7) ಪ್ರತಿಗಳು: 300

R.N.I. No. KARBIL/2001/47147 POSTAL REGN. No. RNP/KA/BGS/2202/2017-19
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ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ– IVಎ **Part– IVA**	ಬೆಂಗಳೂರು, ಮಂಗಳವಾರ, ೨೧, ಏಪ್ರಿಲ್, ೨೦೨೦ (ವೈಶಾಖ ೦೧, ಶಕವರ್ಷ ೧೯೪೨) **Bengaluru, TUESDAY, 21, APRIL, 2020 (Vaishakha 01, ShakaVarsha 1942)**	ನಂ. ೧೪೪ **No. 144**

GOVERNMENT OF KARNATAKA

No. UDD 15 TTP 2015

Karnataka Government Secretariats
Vikasa Soudha,
Bengaluru, Dated 21.04.2020

NOTIFICATION

Whereas, the draft further to amend the Zonal Regulations in force in the local planning areas, approved by the Government which the Government of Karnataka, proposes to make in exercise of the powers conferred by Section 13-E of The Karnataka Town and Country Planning Act, 1961(Karnataka Act 11 of 1963), was published in Notificaion No.UDD 15 TTP 2015, Bengaluru, dated 11-12-2019 in part-IVA of the Karnataka extraordinary No.1047 dated 11-12-2019 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in the official Gazette.

And whereas the said Gazette was made available to the public on 11th Dec 2019 and whereas no objection or suggestions have been received by the State Government.

Now therefore, 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, namely:-

REGULATIONS

1. **Title and Commencement.-** (1) These regulations may be called the Master Plans or Zoning Regulations (Amendment) Regulations, 2020.

(2) They shall come into force from the date of their final publication in the Official Gazette.

2. **Amendment of the Master Plans or Zonal Regulations approved by the State Government of any Local Planning Area.-** Notwithstanding anything contained in the approved Master Plans or Zoning Regulations of any Local Planning Area, in force, in the State, the following Infrastructure shall be permitted within the buffer area along the rivers and other Water bodies, namely:-

1. Water Pumping Stations;
2. Walking tracks;
3. Play fields without any building construction;

4. Cycling tracks; and

5. Parks

In case of rivers in Coastal regulations zones No Objection Certificate shall be obtained from the Coastal regulatory authority before permission is granted for the above uses.

By Order and in the name of the
Governor of Karnataka

(C.S.Shivakumaraswamy)
Under Secretary to Government
Urban Development Department.

ಮುದ್ರಕರು ಹಾಗೂ ಪ್ರಕಾಶಕರು:– ಸಂಕಲನಾಧಿಕಾರಿಗಳು, ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ, ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು

SUNIL GARDE Digitally signed by SUNIL GARDE
Date: 2020.06.22 13:49:56 +05'30'

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ – ೪ A Part– IV A	ಬೆಂಗಳೂರು, ಮಂಗಳವಾರ, ೦೫, ಮೇ, ೨೦೨೦ (ವೈಶಾಖ, ೧೫, ಶಕವರ್ಷ ೧೯೪೨) Bengaluru, TUESDAY ,05, MAY ,2020 (Vaishakha 15, ShakaVarsha 1942)	ನಂ. ೧೬೦ No. 160

GOVERNMENT OF KARNATAKA

No. UDD 10 TTP 2018

Karnataka Government Secretariat
Vikasa Soudha,
Bengaluru, Dated 04.05.2020

NOTIFICATION

Whereas in exercise of powers conferred under Section 13-E of the Karnataka Town and Country Planning Act, 1961, the State Government has notified the draft regulations to make amendments to the Zonal Regulations of Master Plans of all the Local Planning Areas approved by Government for "One lakh multi-storeyed housing scheme" taken up by Rajiv Gandhi Housing Corporation Limited. and “In-Situ/Rehabilitation projects” taken up by Karnataka Slum Development Board vide Notification No. UDD 10 TTP 2018 dated 28.02.2020, published in the Karnataka Government Gazette dated 05.03.2020 inviting objections and suggestions from the persons likely to be affected from the said Notification within a period of thirty days from the publication of the notification in the official gazette;

Whereas no objections or suggestions have been received within the designated period of thirty days.

Now, therefore in exercise of powers conferred under Section 13-E of Karnataka Town and Country Planning Act, 1961, Government of Karnataka hereby notifies the following amendment in all the Zonal Regulations of Master Plans of all the Local Planning Areas approved by Government.

R.N.I. No. KARBIL/2001/47147 POSTAL REGN. No. RNP/KA/BGS/2202/2017-19
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REGULATIONS

In the Zonal Regulations of Master Plans of all the Local Planning Areas including Bengaluru, approved by Government for "One lakh multi-storyed housing scheme" taken up by Rajiv Gandhi Housing Corporation Ltd. and "In-Situ/Rehabilitation projects" taken up by Karnataka Slum Development Board the following regulations shall be applicable;-

1. At the end of the definition of Stilt Floor the following may be inserted namely.-

"However in case of Affordable Housing schemes undertaken by public agencies twenty percent of the stilt area may be permitted for dwellings for physically challenged beneficiaries, after reserving necessary car parking space as specified in these regulations".

2. Road Width

(i) For buildings upto 15m height, minimum road width shall be 7m.

(ii) For buildings with height more than 15m and upto 45m, minimum road width shall be 9m (Stilt/ground + 14 upper floors).

3. FAR: Maximum FAR allowable shall be upto **5**.

4. Car Parking; One car parking slot shall be provided for every six dwelling units of carpet area below 50 Sqm.

5. Corridors; Minimum width of the corridor in multi storied buildings shall be 1.80m.

6. "One lakh multi-storyed housing scheme" taken up by Rajiv Gandhi Housing Corporation Ltd. shall be permitted under special circumstances in all land use zones, subject to incorporation of roads proposed in the Master Plan.

By Order and in the name of the
Governor of Karnataka

(C.S.Shivakumaraswamy)
Under Secretary to Government
Urban Development Department.

ಮುದ್ರಕರು ಹಾಗೂ ಪ್ರಕಾಶಕರು:– ಸಂಕಲನಾಧಿಕಾರಿಗಳು, ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ, ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ – ೪ಎ Part – IV A	ಬೆಂಗಳೂರು, ಮಂಗಳವಾರ, ೨೪, ಮೇ, ೨೦೨೨(ಜ್ಯೇಷ್ಠ, ೦೩, ಶಕವರ್ಷ, ೧೯೪೪) BENGALURU, TUESDAY, 24, MAY, 2022(JYAISTHA, 03, SHAKAVARSHA, 1944)	ನಂ. ೩೦೫ No. 305

GOVERNMENT OF KARNATAKA

No. UDD 31 MNJ 2022(E)

Karnataka Government Secretariat,
Vikasa Soudha,
Bangalore, Dated:23.05.2022.

NOTIFICATION

Whereas the draft of the Zonal Regulations of Revised Master Plan of Bangalore (Amendment) Regulations, 2022 was published as required by section 13-E of the Karnataka Town and Country Planning Act, 1961(Karnataka Act 11 of 1963), vide Notification No.UDD 31 MNJ 2022, dated:28.03.2022 in the Karnataka Gazette dated:31.03.2022, inviting objections and suggestions from all persons likely to be affected within thirty days from the date of its publication in the official Gazette.

And whereas, the said Gazette was made available to the public on 31.03.2022.

And whereas, the objection and suggestions received in this regard have been considered by the Government.

Now, therefore, 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 Zonal Regulations of Revised Master Plan 2015 of Bangalore in force in the Local Planning Area of Bengaluru, namely:-

REGULATIONS

1. Title, commencement and application.- (1) These regulations may be called the Zonal Regulations of Revised Master Plan of Bangalore (Amendment) Regulations, 2022.

R.N.I. No. KARBIL/2001/47147 POSTAL REGN. No. RNP/KA/BGS/2202/2017-19
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(2) They shall come into force from the date of their publication in the official Gazette.

(3) They shall apply to all new constructions including ongoing constructions for which plan approvals and modified plan approvals are granted after commencement of the Zonal Regulations of the Revised Master Plan (Bengaluru) (Amendment) Regulations, 2022.

2. Amendment of the Zonal Regulations of Revised Master Plan -2015 of Bangalore.- In Chapter 3.0 of the Zonal Regulations of Revised Master Plan - 2015 of Bangalore as approved by the State Government under section 13 of the Karnataka Town and Country Planning Act, 1961, in regulation 3.1 for the Table 9, the following shall be substituted, namely:-

"Table 9: All around setbacks for buildings above 11.5 meter height:

Sl. No.	Height of the building (in meters)	Setbacks		
		Front (in meters)	Rear (in meters)	Sides (in meters)
1	(a) Above 11.5 and up to 15 (for residential buildings with plot size not exceeding 750 sq.m if stilt floor is constructed)	Minimum 3 or as specified in Table 8, whichever is higher	Minimum 2 or as specified in Table 8, whichever is higher	Minimum 1.2 or as specified in Table 8, whichever is higher
	(b) Above 11.5 up to 15 (for all other buildings)	5.0		
2	Above 15 and up to 18	6.0		
3	Above 18 and up to 21	7.0		
4	Above 21 and up to 24	8.0		
5	Above 24 and up to 27	9.0		
6	Above 27 and up to 30	10.0		
7	Above 30 and up to 35	11.0		
8	Above 35 and up to 40	12.0		
9	Above 40 and up to 45	13.0		
10	Above 45 and up to 50	14.0		
11	Above 50	16.0		

By Order and in the name of the
Governor of Karnataka

(**S.Veena**)
Under Secretary to Government
Urban Development Department.

ಮುದ್ರಕರು ಹಾಗೂ ಪ್ರಕಾಶಕರು:– ಸಂಕಲನಾಧಿಕಾರಿಗಳು, ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ, ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು

SUNIL GARDE

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ಸಂಪುಟ –೧೬೦ Volume - 160	ಬೆಂಗಳೂರು, ಶುಕ್ರವಾರ, ೦೩, ಜನವರಿ, ೨೦೨೫(ಪುಷ್ಯ, ೧೩, ಶಕವರ್ಷ, ೧೯೪೬) BENGALURU, FRIDAY, 03, JANUARY, 2025(PUSHYA, 13, SHAKAVARSHA, 1946)	ಸಂಚಿಕೆ ೦೩ Issue 03

ಭಾಗ ೪ಎ

ರಾಜ್ಯದ ವಿಧೇಯಕಗಳ ಮತ್ತು ಅವುಗಳ ಮೇಲೆ ಪರಿಶೀಲನಾ ಸಮಿತಿಯ ವರದಿಗಳು, ರಾಜ್ಯದ ಅಧಿನಿಯಮಗಳು ಮತ್ತು ಆಧ್ಯಾದೇಶಗಳು, ಕೇಂದ್ರದ ಮತ್ತು ರಾಜ್ಯದ ಶಾಸನಗಳ ಮೇರೆಗೆ ರಾಜ್ಯ ಸರ್ಕಾರವು ಹೊರಡಿಸಿದ ಸಾಮಾನ್ಯ ಶಾಸನಬದ್ಧ ನಿಯಮಗಳು ಮತ್ತು ರಾಜ್ಯಾಂಗದ ಮೇರೆಗೆ ರಾಜ್ಯಪಾಲರು ಮಾಡಿದ ನಿಯಮಗಳು ಹಾಗೂ ಕರ್ನಾಟಕ ಉಚ್ಚ ನ್ಯಾಯಾಲಯವು ಮಾಡಿದ ನಿಯಮಗಳು

GOVERNMENT OF KARNATAKA

No. UDD 100 MNJ 2024

Karnataka Government Secretariat
Vikasa Soudha, Bangalore
Dated: 31.12.2024

NOTIFICATION

Whereas the draft regulations to amend the approved Zonal Regulations of Revised Master Plan, 2015 of Bangalore, approved by the State Government Vide, G.O No.UDD 540 BEM AA SE 2004, dated:25.06.2007, which the Government of Karnataka proposed to make in exercise of the powers conferred by section 13-E of the Karnataka Town and Country Planning Act, 1961(Karnataka Act 11 of 1962), was published vide Notification No.UDD 100 MNJ 2024(e), dated 02.09.2024 in the Karnataka Gazette dated:05.09.2024 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in Official Gazette.

And whereas the said Gazette was made available to the public on 05.09.2024.

And whereas, no objections or suggestions have been received in this behalf by the State Government.

Now therefore, in exercise of the powers conferred by Section 13E of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963), the Government of Karnataka makes the following regulations, namely:-

REGULATIONS

1. Title and commencement.- (1) These regulations may be called the Zonal Regulations of the Revised Master Plan, 2015 of Bangalore (Amendment) Regulations, 2024.

(2) They shall come into force from the date of their final publication in the official Gazette.

2. Amendment of the Zonal Regulations 3.0 - (1) In Chapter 3.0 of the Zonal Regulations of the Revised Master Plan, 2015 of Bangalore (hereinafter referred to as the said regulations), under regulation 3.13, after the words, "security deposit at the rate of" and before the words, "for the following categories", the following words and punctuations "Rs. fifty per sq.m of floor area within the Corporation area and Rs. fifty per sq.m of the floor area outside the Corporation area" shall be inserted.

2) In Chapter 4.0 of the said regulations, -

(i) in regulation 4.1.2, for item (ii), the following shall be substituted, namely:-

"(ii) Permissible Land uses: In Ring-III:

(a) Main land use - R and T1;

(b) Ancillary land use category: C3, I-2 and U3; and

(c) If the plot size is more than 300 sq.m having a frontage of 10 meter or more and abutting road is 18m and above in width, then ancillary uses can be used as main use."

(ii) in regulation 4.2.2, for item (ii), the following shall be substituted, namely:-

"(ii) Permissible land use: In Ring-III:

(a) Main land use category: R;

(b) Ancillary land use category: C3, I-2, T2 and U4;

(c) If the plot size is more than 300 sq.m having a frontage of 10 meter or more and abutting road is 18m and above in width, then ancillary uses can be used as main use."

By Order and in the name of the
Governor of Karnataka
(**RAJESH S SULIKERI**)
Under Secretary to Government ,
Urban Development Department.
(BDA & B'LORE-1)

PR-14

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ಸಂಪುಟ –೧೬೦ Volume - 160	ಬೆಂಗಳೂರು, ಸೋಮವಾರ, ೨೭, ಜನವರಿ, ೨೦೨೫(ಮಾಘ, ೦೭, ಶಕವರ್ಷ, ೧೯೪೬) BENGALURU, MONDAY, 27, JANUARY, 2025(MAGHA, 07, SHAKAVARSHA, 1946)	ಸಂಚಿಕೆ ೧೯ Issue 19

ಭಾಗ ೪ಎ

ರಾಜ್ಯದ ವಿಧೇಯಕಗಳ ಮತ್ತು ಅವುಗಳ ಮೇಲೆ ಪರಿಶೀಲನಾ ಸಮಿತಿಯ ವರದಿಗಳು, ರಾಜ್ಯದ ಅಧಿನಿಯಮಗಳು ಮತ್ತು ಆಧ್ಯಾದೇಶಗಳು, ಕೇಂದ್ರದ ಮತ್ತು ರಾಜ್ಯದ ಶಾಸನಗಳ ಮೇರೆಗೆ ರಾಜ್ಯ ಸರ್ಕಾರವು ಹೊರಡಿಸಿದ ಸಾಮಾನ್ಯ ಶಾಸನಬದ್ಧ ನಿಯಮಗಳು ಮತ್ತು ರಾಜ್ಯಾಂಗದ ಮೇರೆಗೆ ರಾಜ್ಯಪಾಲರು ಮಾಡಿದ ನಿಯಮಗಳು ಹಾಗೂ ಕರ್ನಾಟಕ ಉಚ್ಚ ನ್ಯಾಯಾಲಯವು ಮಾಡಿದ ನಿಯಮಗಳು

GOVERNMENT OF KARNATAKA

No. UDD 8 TTP 2023(E)

Karnataka Government Secretariat
Vikasa Soudha,
Bangalore, Dated:16.01.2025

NOTIFICATION

Whereas, the draft further to amend the Zonal Regulations of Master Plans in force in the State, which the Government of Karnataka proposes to make in exercise of the powers conferred under section 13-E of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963), was published in Notification No. UDD 8 TTP 2023 (E), dated: 19.07.2024 in part–IVA of the Karnataka gazette No. 14672 dated: 20.07.2024 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in the official Gazette.

And whereas, the said Gazette was made available to the public on 20.07.2024.

And whereas, the objections and suggestions received in this regard have been considered by the State Government.

Now therefore, in exercise of the powers conferred under section 13-E the Karnataka Town and Country Planning Act 1961 (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following Regulations, namely:-

REGULATIONS

1. **Title and commencement:-** (1) These regulations may be called the Zonal Regulations of Master Plans (Amendment) Regulations, 2025.

(2) They shall come into force from the date of its publication in the official Gazette.

2. Amendment of the Zonal Regulations of the Master Plans approved by the State Government:- Notwithstanding anything contained in the approved Zonal Regulations of Master Plans in force in the State, in case of data centers which are established on land / site as an independent activity only (if data centers are established along with other activities in any land/ building, then these regulations shall not be applicable), data centers shall be considered under allowable land use in the commercial, industrial and public & semi public land use zones with the following specifications, namely:-

(i) Permissible Floor Area Ratio (FAR) shall be 3 and Premium Floor Area Ratio shall be as allowable.

(ii) Maximum Ground coverage shall be sixty percent; and

(iii) Parking facility: One car parking space for every 100 sq.m. of office space floor area or 300sq.m. of total built up area, whichever is higher.

(iv) Exemption for calculation of Floor Area Ratio (FAR);

a) Multi level DG stacking (as specified in the Data Centre Policy, 2022-2027) if provided, along with the No Objection Certificate issued by the Department of Karnataka State Fire and Emergency Services (KSFES);

b) Chillers on roof tops if provided along with the structural safety certificate issued by the competent authority or any Registered Structural Engineer;

c) Basement parking, storage and space used for DG sets installation.

Note: Permission as per these regulations is subject to obtaining No Objection Certificate from the competent authority as applicable.

By Order and in the name of the
Governor of Karnataka.

(Latha.K)
Under Secretary to Government
Urban Development Department.

PR-42

GOVERNMENT OF KARNATAKA

No.: UDD 93 MYAP 2020

Karnataka Government Secretariat,
Vikasa Soudha,
Bengaluru, Date:12.03.2025

NOTIFICATION

Whereas the draft further to amend the approved Zonal Regulations of Master Plans in force in the State which the Government of Karnataka proposes to make in exercise of the powers conferred by section 13-E of the Karnataka Town and Country Planning Act 1961, (Karnataka Act 11 of 1963) was published in Notification No. UDD 93 MYAP 2020, Bengaluru, Dated: 28.11.2022 in Part-IVA of the Karnataka Gazette No.18683 Dated 06.12.2022 inviting Objections and Suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in the Official Gazette.

And whereas the said Gazette was made available to the public on 06th December 2022 and whereas no Objections or Suggestions have been received by the State Government

Now therefore, in exercise of the powers conferred by section 13E of the Karnataka Town and Country Planning Act 1961 (Karnataka Act 11 of 1963) the Government of Karnataka hereby makes the following Amendment to the Zonal Regulations of approved Master Plans namely:-

REGULATIONS

Space Standards and Regulations for Establishment of Fuel filling Stations

1. The Space Standards for filling stations and LPG storage godown shall be as given in the table below:

Sl. No.	Category	Land Area Requirement		Other Controls
		Type of Facility	Area requirement and Regulations	
1	**Petrol/ Diesel/ LPG Filling and Service Centre**			
	Permitted in: a) Residential & Industrial Use Zone. b) Along National and State Highways. c) Along Major roads. d) Police/Security force services (for captive use only)	Only filling station.	Minimum plot size - 30m x 17m. i. Ground coverage – 10% ii. FAR – 0.10 iii. Max. Height -6m iv. Front Setback - Min. 3m.	1. The standards for filling stations include both LPG stations and petrol/ diesel & other fuel stations of similar nature. 2. New Petrol/ Diesel/ LPG/ CNG Pumps shall be permitted on properties abutting notified/ existing
		Filling cum Service Station.	Minimum plot size - 36m x 30m i. Ground coverage – 20%	

			ii. FAR – 0.20 iii. Max. Height-6m iv. Front Setback - Min.6m.	National Highway, State Highway irrespective of the existing road width and it shall not be permitted on other roads having road width of less than 12m. within municipal boundary and 18m in other areas within the Local Planning Area. 3. Minimum distance of the property line from the centre line of the road shall not be less than 15m. on roads having road width less than 30m. 4. Minimum distance from the road intersections: a) For minor roads having less than 30m road width - 50m. b) For major roads having road width 30m or more – 100m. 5. Where not specified, setback, coverage, F.A.R and height of the building shall be as per the Zonal Regulations. 6. <u>Other Regulations:</u> a) Mezzanine, if provided in the building shall be counted for the F.A.R. b) Canopy -Equivalent to permissible ground coverage within setback line.
		Filling cum Service Station cum Workshop	Minimum plot size - 45m x 33m i. Max. Height-6m ii. Front Setback - Min.6m.	
		Filling station only for two and three wheelers	Minimum plot size - 18m x 15m i. Max. Height -6m ii. Front Setback - Min. 3m.	

2	**Compressed Natural Gas (CNG) Mother Station**			
	Permitted in: a) All use zones (except in areas of special control, areas reserved for archaeological monuments, Regional Parks and Developed District Parks) b) Along National and State Highways. c) Freight complex. d) Along major roads.	CNG mother station (including building component- Control room/Office/ Dispensing room/ Store, Pantry and Water Closet.)	Minimum plot size – 36mx30m (1080Sq.m) i. Maximum ground coverage – 20% ii. Maximum Height 4.5m (single storey) iii. Building Component – Control room/ Office/ Dispensing room, Store, Pantry and Water Closet. iv. Front Setback min 6m. v. Rear and side setback shall be as specified in the zonal regulations.	1) Shall not be located on roads having road width less than 30m. 2) Mezzanine, if provided in the building shall be counted for the F.A.R. 3) Canopy –Equivalent to permissible ground coverage within setback line.
3	**LPG Godown /Gas Godown**			
	Permitted in: a) Industrial Use Zone b) Along National and State Highways c) Along Major roads	LPG Godown /Gas godown (area inclusive of guard room)	Minimum plot size - 26m x20m (520 Sq.m) i. Maximum ground coverage – 20% ii. Maximum Height 4.5m (single storey) iii. Building Component– Control room/ Office/ Dispensing room, store, Pantry and Water Closet. iv. Front Setback - min 6m. v. Canopy – Equivalent to permissible ground coverage within setback line.	The site shall be away from the residential areas and shall have open spaces all around as per the Explosive Rules.

			vi. Rear and side setback shall be as specified in the zonal regulations.	

2. Plot size means the area reserved for non-residential purpose (excluding parks and parking area) in the single plot, non-residential Layout approved under Section 17 of KTCP Act.

3. Shall be approved by the Explosive/ Fire department. Prior approval from the Deputy Commissioner of the district/ Competent Authority shall be submitted to the Authority.

4. The Deputy Commissioner of the district shall ensure that the proposed site for establishment of Petrol bunk/LPG/CNG Filling Stations and LPG Godowns are safely located from the neighbouring developments as stipulated in the NOC. of the Explosive Department and the proposal is in conformity with the provisions of the approved Master Plans and Zonal Regulations.

5. The said Regulations shall supersede the existing Regulations, if any, in the Zonal Regulations of the approved Master Plans of the Local Planning Areas.

By order and in the name of the
Governor of Karnataka

(Latha K)
Under Secretary to Government
(NaYoSe and Development Authorities)
Urban Development Department.

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ – ೪ಎ Part – IVA	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ೦೩, ಏಪ್ರಿಲ್, ೨೦೨೫(ಚೈತ್ರ, ೧೩, ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, THURSDAY, 03, APRIL, 2025(CHAITHRA, 13, SHAKAVARSHA, 1947)	ನಂ. ೨೧೦ No. 210

GOVERNMENT OF KARNATAKA

No. UDD 78 MNJ 2024 (E)

Karnataka Government Secretariat
Vikasa Soudha,
Bengaluru, Dated: 02.04.2025

NOTIFICATION-I

Whereas the draft to amend the Zonal Regulations of Revised Master Plan-2015 of the Local Planning Area of Bengaluru, in exercise of the powers conferred under Section 13-E of Karnataka Town and Country Planning Act, 1961, which the Government of Karnataka proposes to make was published in Notification-I No. UDD 78 MNJ 2024 (E), dated: 04.01.2025 in part-IVA of the Karnataka special Gazette dated: 04.01.2025 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in Official Gazette.

And whereas the said Gazette was available to the public on 4th January, 2025 and whereas the objections received have been considered by the State Government.

And whereas in exercise of the powers conferred by Section 13E of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1963), the Government of Karnataka published the final regulations Notification-I No. UDD 78 MNJ 2024 (E), dated: 21.02.2025 in Part IVA of the Karnataka Gazette Extraordinary No. 117, dated: 25.02.2025.

And whereas the provisions of the said Notification since not operated by the concerned authorities and after taking into consideration the administrative convenience, the State Government has decided to withdraw Notification-I No. UDD 78 MNJ 2024 (E), dated: 21.02.2025 issued in this behalf with effect from 25.02.2025.

Now therefore, in exercise of powers conferred by the section 13E of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following regulations with effect from 25.02.2025, namely:-

REGULATIONS

Insertion of Chapter 11: In the zonal regulations of the approved Revised Master Plan-2015 of the Local Planning Area of Bengaluru in force, after Chapter 10, the following chapter 11 shall be inserted namely:-

CHAPTER – 11: PREMIUM F.A.R GRANTED BY LEVY OF PREMIUM CHARGES.

1. The Premium F.A.R by levy of premium charges is the additional F.A.R granted over and above the ordinarily permissible F.A.R, on the basis of levy of premium charges by the Authority who accords permission for development of building or land under section 15 of the Karnataka Town and Country Planning Act, 1961, and in the areas as specified under regulation 2 below.

2. The maximum additional FAR available for utilization for development of additional area in any property by purchase of Premium FAR shall be not more than the maximum extent given in the table below and only on such roads and areas as given in table below:

   Provided that in order to utilize the full extent of the additional FAR, the Premium FAR shall be utilized along with the DRCs/TDRs issued under section 14B, as per table given below:

Table No.27

Areas as defined by the Road Width where Premium FAR may be issued (m)	Maximum permissible additional F.A.R for a property for which Premium F.A.R by levy of charges is granted	How the maximum allowed additional FAR in Col (2) should be availed as shown below	
		Maximum additional F.A.R via Premium F.A.R which may be granted by levy of charges	The additional F.A.R which may be availed using D.R.C / T.D.R alongwith the Premium FAR
(1)	(2)	(3)	(4)
>9, <=12	0.2	0.2	NIL
>12, <=18	0.4	0.3	0.1
>18	0.6	0.4	0.2

- Entries in column (2), (3) and (4) are in multiples of permissible FAR.

NOTE 1: If Premium FAR is used for a property then as per above table the maximum permissible additional FAR shall be as per Col (2) and the said maximum additional F.A.R should be taken subject to maximum limit on Premium F.A.R as per Column (3) and anything more than that should be utilized from the D.R.C/T.D.R.

Note 2: The maximum additional FAR allowed for a given building site shall not be more than 60% of the regular FAR otherwise allowed free of cost. This could be availed either as combination of Premium FAR and TDR/ DRC as given in Table above or purely through purchase of the DRC/ TDR.

3. The Premium FAR shall be granted by the Bruhat Bengaluru Mahanagara Palike within its jurisdiction:
Provided that, for the areas beyond BBMP jurisdiction the concerned Local Planning Authority shall be the competent authority to grant the Premium FAR.

4. The Premium F.A.R granted by levy of premium charges, not exceeding limits as specified in Regulation 2, may be allowed at the building site abutting road width of more than 9m.

5. Premium FAR charges,-

(i) The guidance value of the developed site on the same plot and put to same use as intended to be built using Premium FAR, shall be taken as the base value.

(ii) Premium FAR charges shall be 50% of the guidance value of the additional notional sital area:

Provided that Premium FAR charges per square meter of the additional area built shall not be less than 28% of the rate of the Guidance Value per square meter of building site on which building is proposed.

Illustration

Particulars	
Area of the site / Plot where Premium FAR is sought	10000 sq.m
Latest Guidance Value of the Developed site at Plot as per Notification u/s 45B of the Karnataka Stamp Act 1957	Rs.5000 per sq.m
Coverage Allowed on each Floor (say)	50%
Area of Each Floor = Plot Area x 50%	5000 sq.m
Allowable F.A.R	2.5
Allowable total F.A.R area (Permissible F.A.R)	10000x2.5=25000sq.m
Permissible number of floors (25000/5000)	5
No. Of Extra Floors desired by the developer (for illustration purpose)	2
Additional F.A.R Area to be constructed through Premium F.A.R	10000 sq.m
Additional F.A.R Area required as Premium F.A.R (Notional Area)	10000 sq.m/2.5=4000 sq.m
Premium FAR as ratio of the otherwise allowed FAR = 10000/25000=40%	0.4
Premium FAR as % age of Permissible FAR (this is within allowed limits of Premium FAR as per table in Regulation 2 above)	40%

Value of the Notional Land for additional 10000 sq.m to be constructed using Premium FAR = 4000 x GV of Developed Land	4000 sq.m x 5000 = Rs.2,00,00,000/-
Premium F.A.R charges = 50% of GV of the Notional Land (4000 sq.m)	50% of 2,00,00,000/- = Rs.1,00,00,000/-
Per square meter rate of the additional 10000 sq.m built up area = Premium FAR charges @ 50% divided by 10000	1,00,00,000/-/10,000 = Rs.1000 per sq.m
Lower Floor Cap for per sq meter cost of additional 10000 sq.m @ 28% of the GV Rate of the Notional Land)	28% of 5000 = Rs.1400 per sq.m
Final Price for additional built up area of 10000 sq.m @ Rs.1400 per sq.m	Rs.1400 per sq.m x 10000 sq.m Rs.1,40,00,000/-

6. The Guidance Value at building site shall be latest developed site rates as on the date of issue of the Premium F.A.R granted by levy of premium charges and for the use that the property is put to or sought to be put to and as published in the Gazette Notification by the Government of Karnataka under provisions of the Karnataka Stamp Act, 1957 (Karnataka Act No 34 of 1957).

7. The Guidance Value of land at building site shall not be taken from the Guidance Value of Agricultural or Converted Undeveloped land.

8. In case of 2 or more abutting roads at building site, the highest Guidance Value provided to a road abutting the building site shall be considered for levying premium charges for grant of the Premium F.A.R.

9. The Premium FAR charges paid for additional built-up area shall be reflected in the receipt issued for the payment of Building Plan approval under section 15 of the Karnataka Town and Country Planning Act 1961 (Karnataka Act No11 of 1963). It shall also be clearly mentioned the extent of built up area and the type of use which has been purchased and added through Premium FAR in the sanctioned Building Plan and the Building License issued. The issued Premium FAR stands consumed the moment the building plan is approved under the said section in which the additional built-up area is given based on the Premium FAR.

10. The Premium F.A.R shall not be transferrable and must be utilised only at the building site for which it is issued.

11. The Premium F.A.R. granted by levy of premium charges if left unutilized, either partly or fully, in actual construction by a Developer or a Purchaser due to any reason whatsoever shall not be transferrable to anyone else nor reimbursed by the authority which issued it. It is reiterated that the said Premium F.A.R granted stands consumed the moment the Building Plan is approved under section 15 of the Karnataka Town and Country Planning Act 1961 (Karnataka Act No 11 of 1963) thereby utilizing the additional FAR granted through the Premium FAR.

12. The Premium F.A.R. granted after levy of premium charges and once issued along with the approval of a building plan shall remain valid until completion of construction of the building as per the approved Building Plan. In case the Building Plan Licence expires and the Developer/ Applicant has not completed the construction and not obtained the Occupancy Certificate then the renewal of the Building Plan may be done as per extant Rules and Guidelines. While renewing the Building Plan, the Premium FAR already issued for that building site and for the approved purpose shall remain valid and need not be purchased again.

13. Developed Site Guidance Value for the land at building site based on location and type of use, as on the date of issue of the Premium F.A.R, as explained in regulation 5 under this chapter, shall be applicable for levying Premium charges for grant of Premium F.A.R. Any increase in the Guidance Value of the developed land at building site after the date of application for Building Plan and before the approval of the Building Plan shall be passed on to the Developer/Applicant and he shall be liable to pay the Premium FAR charges as applicable on the day of building plan approval.

14. In case of subsequent modification of plan or change of land use leading to increase in area or increase in the rates applicable due to change in type of use, the difference of premium charges for grant of Premium F.A.R shall be levied and recovered from the Developer/Applicant at the time of issuance of modified plan at the rates applicable for Premium FAR for the increased area or due to change in type of use.

Illustration:

"A" had got Building Plan approval on 12.03.2025 for residential use which included 1,000 Sq m of built-up area approved by taking Premium FAR and subsequently on 12.12.2025 he seeks to construct additional buildings which requires 1,200 Sq m by purchase of Premium FAR and now wants to put 300 Sq m of built-up area to commercial use; then he shall pay as follows additionally while purchasing the Premium FAR at the Guidance Values applicable on 12.12.2025 for the following:

(i) for the increased 200 Sq m of built-up area at the rates of commercial use;

(ii) difference amount for 100 Sq m built-up area now sought to be put to Commercial Use by changing it from Residential Use.

15. Accounting for the premium FAR granted on the basis of levy of premium charges shall be maintained by the Authority which issued it.

16. The premium charges levied for the grant of Premium F.A.R shall be non-refundable in case of cancellation of Building Plan.

17. Setback relaxation for the utilisation of Premium F.A.R granted by levy of premium charges shall be same as what is applicable in the existing rules for utilisation of the D.R.C/T.D.R issued under section 14-B of the Karnataka Town and Country Planning Act 1961 (Karnataka Act No 11 of 1963).

18. The premium charges collected by grant of premium floor area ratio shall be deposited in a separate head of account and shall vest solely with the Authority which issued it and the same shall be utilized only for the purposes of land acquisition and public infrastructure and the development of public infrastructure within the jurisdiction of the said Authority; and shall not be utilized, inter-alia, for repairs, maintenance and miscellaneous works at any time.

19. The transfer of funds from the corpus of premium charges levied for grant of Premium F.A.R for infrastructure development within the jurisdiction to any other separate Authority or SPV or Development Agency shall be as per order, either specific or a general policy, of the Government.

20. All appeals with respect to grant of Premium F.A.R by levy of premium charges by the authorized Authority shall lie with Additional Chief Secretary, Urban Development Department, Government of Karnataka, whose decision shall be final.

21. The undervaluation of premium charges leviable for grant of the Premium F.A.R shall be amount to defalcation of public funds illegally from the Government Treasury and, accordingly, liable for action for relevant action for the applicable offences under the Bharathiya Nyaya Sanhita, 2023 and the Prevention of Corruption Act, 1988. In addition the public servants shall also be liable for disciplinary action.

By Order and in the name of the
Governor of Karnataka

(RAJESH S SULIKERI),
Under Secretary to Government
Urban Development Department.
(BDA & B'lore-1)

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ – ೪ಎ Part – IVA	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ೧೭, ಜುಲೈ, ೨೦೨೫(ಆಷಾಢ , ೨೬ ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, THURSDAY, 17, JULY , 2025(ASHADHA , 26, SHAKAVARSHA, 1947)	ನಂ. ೩೯೭ No. 397

GOVERNMENT OF KARNATAKA

No. UDD 272 MNJ 2025 (E)

Karnataka Government Secretariat
Vikasa Soudha,
Dr. B.R.Ambedkar Veedhi
Bengaluru, Dated: 16.07.2025

NOTIFICATION

Whereas the draft of the Zonal Regulations of Revised Master Plan of Bangalore (Amendment) Regulations, 2025 was published as required by section 13-E of the Karnataka Town and Country Planning Act, 1961(Karnataka Act 11 of 1963), vide Notification No. UDD 272 MNJ 2025 (E), dated: 28.05.2025 in the Karnataka Special Gazette dated: 28.05.2025, inviting objections and suggestions from all persons likely to be affected within thirty days from the date of its publication in the official Gazette.

And whereas, the said Gazette was made available to the public on 28.05.2025.

And whereas, the objection and suggestions received in this regard have been considered by the Government.

Now therefore, in exercise of 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 Zonal Regulations of Revised Master Plan, 2015 of Bangalore in force in the Local Planning Area of Bengaluru, namely:

REGULATIONS

1. Title and Commencement.- (1) These regulations may be called the Zonal Regulations of the Revised Master Plan, 2015 of the Local Planning Area of Bangalore (Amendment) Regulations, 2025.

(2) They shall come into force from the date of their publication in the official Gazette.

2. Amendment of Technical Terms and Definitions.- In the Zonal Regulation of the Revised Master Plan, 2015 of the Local Planning area of Bangalore (herein after referred to as the said regulations), under the heading "Technical Terms and Definitions",-

(i) under sub-headings "Residential developmental plan" and "Non-Residential developmental plan", for Sl.No.16 the following shall be substituted, namely:-

"16. "Development Plan" means the plan sanctioned under section 17 of the Act for construction of one or more buildings on a single plot having extent more than 10000 square meter, under Chapter 7.

Note: The sanction under section 17 of the Act for single plot upto 10000 square meter in extent shall be as per the provisions of Chapter 6-A of these regulations."

(ii) after item 39, the following shall be inserted, namely:-

"39-A. "Single Plot" means a plot defined under clause (8) of section 2 of the Act and approved under section 17 of the Act as single plot:

Provided that a plot with or without building having a duly assigned identity number in the relevant property or land record system shall only be considered for single plot approval.

Provided further that a sub-divided piece of land or plot not having a duly assigned identity number in the relevant property or land records system shall not be considered for single plot approval.

Provided also that a plot or land with or without building already carved out of a plot or land, including converted land split into small parcels, and with respect to which there is a transaction through a registered deed on or before the date of commencement of the Zonal Regulations of the Revised Master Plan, 2015

of the Local Planning area of Bangalore (Amendment) Regulations, 2025, shall be considered for single plot approval."

3. **Amendment of regulation 3.9.-** In the said regulations, in regulation 3.9, after sub-regulation (iii), the following shall be inserted at the end, namely:-

"The minimum setback for the basement in case of building site of area,-

a) more than 4,000 sq.m and upto 20,000 sq.m shall be 3.00m;
b) more than 20,000 sq.m up to 40,000 sq.m shall be 4.00m; and
c) above 40,000 sq.m shall be 5.00 m."

4. Insertion of new Chapter 6-A. In the said regulations, after Chapter 6, the following new chapter shall be inserted namely:-

"CHAPTER 6-A: SINGLE PLOT APPROVAL REGULATIONS

6A.1. Any single plot approval under section 17 of the Act shall provide for and reserve as follows, namely:-

(i) Single Plot approval shall be considered for extent up to 10,000sq.m. In case of a single plot for non-residential use, the minimum area of single plot and width of abutting road shall be as specified in Table 7.

(ii) Single plot approval by the Authority for an area above 4000 sq.m. but not exceeding 10,000 sq.m., shall be, subject to the following:-

(a) in case of residential use, one contiguous parcel of land of at least fifteen percent (15%) of the plot area shall be reserved for park;
(b) in case of non-residential or mixed use purpose, one contiguous parcel of land of at least ten percent (10%) of the plot area shall be reserved for park and five percent (5%) of the plot area shall be reserved for surface parking;
(c) the said areas reserved for park and area reserved for road as per the Master Plan shall be relinquished free of cost to the Authority at the time of approval of single plot under section 17 of Act. The area reserved for surface parking shall be maintained for parking purpose and shall be handed over to the association of building owners;
(d) the total area considered for single plot approval shall be reckoned for determining Floor Area Ratio (FAR) while according approval under section 15 of the Act. The net area excluding areas reserved for road, park, surface parking shall be considered for determining coverage and setback; and

(e) areas reserved as buffer for nala or water body or high tension line or any buffer may be reckoned in the areas under the parks and shall be indicated in the plan as par, if so sought, by the applicant. Native trees shall be planted in the areas reserved for park or as buffer and shall not be paved or covered by any hard surface which prevents percolation of rain water:

Provided that in case of existence of nala or foot track or cart track or water body or high tension line or any buffer zone, the requirement of contiguous single parcel for park may be allowed to be suitable split, but in not more than two parcels.

Provided further that in case of water body or high tension line or foot track or cart track divide the plot into more than two plots and the foot track or cart track have not been re aligned to the edge of the plot in accordance with law, then the park may be split into more than two parcels.

Provided also that by incorporating the Master Plan, roads or foot track or cart track or by continuing the existing roads through the plot, if the plot is divided into two or more, such cases shall be treated as single plot, subject to relinquishment of road area under section 17 of Act, free of cost to the Authority.

(iii) In case of single plot approval for an area upto 2,000 sq.m, being sanction under section 17 of the Act, the owner of the plot shall be liable to pay charges, in lieu of reservation of land for park or surface parking, to the authority at the rate of five percent (5%) of the guidance value as under section 45B of the Karnataka Stamp Act, 1957, for the converted un-developed land at the same spot where the single plot is located and put to the same use as the proposed use of the single plot:

Provided that these charges shall not be collected in case of single plot with area of extent upto 55 sq.m.

(iv) In case of single plot approval for an area exceeding 2000 sq.m but not exceeding 4,000 sq.m., either the charges shall be levied to the authority at the rate of ten percent (10%) of the prevailing guidance value as under section 45B of the Karnataka Stamp Act, 1957, for the converted un-developed land at the same spot where the single plot is located and put to the same use as the proposed use of the single plot or one contiguous parcel of land of atleast ten percent (10%) of the plot area shall be reserved for park and handed over to the authority through

R.N.I. No. KARBIL/2001/47147 POSTAL REGN. No. RNP/KA/BGS/2202/2017-19
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registered relinquishment deed free of cost, irrespective of use of the plot as residential or non-residential or mixed use purpose.

(v) No sub-division or bifurcation of any land or plot, with or without building, shall be approved by the Authority for any extent of land except the single plot already created by a registered deed, before the commencement of these regulations.

(vi) In case the single plot approved under this chapter is required to be further sub-divided, approval of the Authority shall be obtained under Chapter 6 of these regulations.

(vii) The charges in lieu of reservation of area for park shall be collected in a separate escrow account and shall be utilized exclusively for acquiring land designated as park in the Master Plan and for development of such acquired areas as park.

(viii) The provisions of this chapter shall not be applicable to the single plots or Development plans approved by the Authority before commencement of the Zonal Regulations of the Revised Master Plan, 2015 of the Local Planning area of Bangalore (Amendment) Regulations, 2025.

By Order and in the name of the
Governor of Karnataka

(RAJESH S SULIKERI),
Under Secretary to Government
Urban Development Department.
(BDA & B'lore-1)

ಮುದ್ರಕರು ಹಾಗೂ ಪ್ರಕಾಶಕರು:– ಸಂಕಲನಾಧಿಕಾರಿಗಳು, ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ, ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು

THAMMAIAH

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ – ೪ಎ Part – IVA	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ೧೭, ಜುಲೈ, ೨೦೨೫(ಆಷಾಢ , ೨೬ ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, THURSDAY, 17, JULY , 2025(ASHADHA , 26, SHAKAVARSHA, 1947)	ನಂ. ೩೯೬ No. 396

GOVERNMENT OF KARNATAKA

No. UDD 27 MNJ 2024 (E)

Karnataka Government Secretariat
Vikasa Soudha,
Dr. B.R.Ambedkar Veedhi
Bengaluru, Dated: 16.07.2025

NOTIFICATION

Whereas, provision has been made in the Zonal Regulations of the approved Revised Master Plan (2015) of the Local Planning Area of Bengaluru approved by the State Government vide, G.O. No UDD 540 BEM AA SE 2004, dated: 22.06.2007, and in the zonal regulations of the approved Master Plans of the local planning area of Bengaluru-Mysuru Infrastructure Corridor Area Planning Authority (BMICAPA) and planning authorities coming within the jurisdiction of Bengaluru Metropolitan Region (BMR), for permitting certain uses within the buffer areas for the valley/ drain.

And whereas, certain infrastructure that can be permitted within the buffer areas for rivers and other water bodies has been specified vide Government Notification No. UDD 15 TTP 2015, dated 21.04.2020.

And whereas, in the judgement dated 05.03.2019 of the Hon'ble Supreme Court of India in Civil Appeal No. 5016/2016, the order of the NGT dated 04.05.2016 in so far as it altered the buffer zone in respect of lakes and water bodies has been set aside resulting in restoration of buffer zone as indicated in the zonal regulations of RMP-2015.

Whereas the draft to amend the Master Plans or Zoning Regulations (Amendment) Regulations 2020 (Notification No. UDD 15 TTP 2015, dated 21.04.2020), in exercise of the powers conferred under section 13-E of the Karnataka Town &

R.N.I. No. KARBIL/2001/47147 POSTAL REGN. No. RNP/KA/BGS/2202/2017-19
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Country Planning Act 1961(Karnataka Act 11 of 1963), was published vide Notification No.UDD 27 MNJ 2024(E), dated: 02.06.2025 in Part-IVA of the Karnataka Gazette No.334 dated 03.06.2025, inviting public objections or suggestions within thirty days of the publication in the Official Gazette.

Whereas one objection/suggestion received during the objection period by the State Government to the said draft notification has been examined and considered.

Now therefore in exercise of powers conferred under section 13-E of the Karnataka Town & Country Planning Act 1961(Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following amendments to the Master Plans or Zoning Regulations (Amendment) Regulations 2020.

REGULATIONS

1. **Title and commencement:** These regulations may be called the Master Plans or Zoning Regulations (Amendment) Regulations, 2025.

(2) They shall come into force from the date of its publication in the official Gazette.

2. **Amendment of Master Plans or Zoning Regulations (Amendment) Regulations, 2020.-** In the Master Plans or Zoning Regulations (Amendment) Regulations 2020, issued vide Notification No. UDD 15 TTP 2015, dated: 21.04.2020, in Regulation 2,-

(i) for the heading the following shall be substituted, namely:

"Amendment of the Master Plans or Zonal Regulations approved by the State Government of any Local Planning Area except Bengaluru (LPA of BDA), BMICAPA and Planning authorities coming within the BMR".

(ii) after the words "any Local Planning Area" the words and brackets "(except Bengaluru (BDA), BMICAPA and planning authorities coming within the BMR) shall be inserted.

By Order and in the name of the
Governor of Karnataka

(RAJESH S SULIKERI)
Under Secretary to Government
Urban Development Department.
(BDA & B'lore-1)

ಮುದ್ರಕರು ಹಾಗೂ ಪ್ರಕಾಶಕರು:- ಸಂಕಲನಾಧಿಕಾರಿಗಳು, ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ, ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು

THAMMAIAH

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ – ೪ಎ Part – IVA	ಬೆಂಗಳೂರು, ಶುಕ್ರವಾರ, ೦೧, ಆಗಸ್ಟ್, ೨೦೨೫ (ಶ್ರಾವಣ ,೧೦, ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, FRIDAY, 01, AUGUST, 2025 (SHRAVANA ,10 , SHAKAVARSHA, 1947)	ನಂ. ೪೨೩ No. 423

GOVERNMENT OF KARNATAKA

No. UDD 31 MNJ 2022(E)

Karnataka Government Secretariat,
Vikasa Soudha,
Dr. B.R. Ambedkar Veedhi,
Bengaluru, Dated:01.08.2025.

NOTIFICATION

Whereas the draft to further amend the Zonal Regulations of Revised Master Plan-2015 of the Local Planning Area of Bengaluru, in exercise of the powers conferred by Section 13-E of Karnataka Town and Country Planning Act, 1961, which the Government of Karnataka proposes to make was published in Notification no. UDD 31 MNJ 2022 (E), dated: 12.06.2025 in part-IVA of the Karnataka extra-ordinary Gazette dated: 12.06.2025 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in Official Gazette.

And whereas the said Gazette was available to the public on 12th June 2025 and whereas the objections received have been considered by the State Government.

Now therefore, in exercise of the powers conferred by Section 13E of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following regulations, namely:-

REGULATIONS

1. Title, commencement and application.- (1) These regulations may be called the Zonal Regulations of the Revised Master Plan, 2015 of the Local Planning Area of Bengaluru (Amendment) Regulations, 2025.

(2) They shall come into force from the date of their final publication in the official Gazette.

(3) They shall apply to all the existing buildings which have proposals for modification and all new constructions including ongoing constructions for which plan approvals and modified plan approvals are granted.

(4) In case of the existing buildings or buildings under construction, the ground floor may be converted into stilt parking and height of the stilt floor shall not be considered for computing the total height of the building. In such cases modified plan or sanction for alteration may be approved accordingly. However the height of stilt floor shall not exceed 3m in any case.

2. Amendment of Technical Terms and Definitions.- In the Zonal Regulations of the Revised Master Plan, 2015 of the Local Planning area of Bengaluru (hereinafter referred to as the said regulations), under the heading "Technical Terms and Definitions", in Sl. No. 40, for the figures, letters and words " less than 2.4 mtrs", the figures, letters and words "upto 3m" shall be substituted.

3. Amendment of regulation 3.1.- In the said regulations, in Chapter 3.0, in regulation 3.1,

(a) in Table 8 in the heading for the figures and letters “11.5m”, the figures and letters “12m” shall be substituted.

(b) in Table 9 and the entries relating thereto, the following shall be substituted, namely:-

Table 9: All round setbacks for buildings with a total height above 12m.

Sl. No.	**Height of the building (in m.)**	**Setbacks**		
		Front (in m.)	**Rear (in m.)**	**Sides (in m.)**
1.	(i) Above 12 up to 15 wherever stilt floor is constructed,-			
	(a) for all type of buildings in plot size upto 4,000 sq.m.	Minimum 1.50 or as specified in Table 8 whichever is higher.	Minimum 1.00 or as specified in Table 8 whichever is higher.	Minimum 1.00 or as specified in Table 8 whichever is higher.

	(b) for all type of buildings in plot size above 4,000 sq.m.	5.0
	(ii) Above 12 up to 15 wherever stilt floor is not constructed.	5.0
2.	Above 15 and up to 18	6.0
3.	Above 18 and up to 21	7.0
4.	Above 21 and up to 24	8.0
5.	Above 24 and up to 27	9.0
6.	Above 27 and up to 30	10.0
7.	Above 30 and up to 35	11.0
8.	Above 35 and up to 40	12.0
9.	Above 40 and up to 45	13.0
10.	Above 45 and up to 50	14.0
11.	Above 50	16.0

4. Amendment of regulation 4.1.- In the said regulations, in Chapter 4, in regulation 4.1.2 (ii) in clause (b) for the figures and letters "11.5m", the figures and letters "12m" shall be substituted.

5. Amendment of regulation 8.1.- In the said regulations, in Chapter 8, in regulation 8.1, in clause (a),-

(i) for sub-clause (iii), the following shall be substituted namely:-

"(iii) When stilt parking is provided, the height of the stilt floor shall be upto 3m. measured from floor to floor. The height of the stilt floor shall not be considered for computing the total height of the building,

Provided that the total height of the building does not exceed 15m irrespective of the plot size."

(ii) after sub-clause (v), the following shall be inserted, namely;

"(vi) The stilt floor shall be compulsorily used for vehicle parking only.

(vii) Misuse of the stilt floor shall not be permitted under any circumstances. In case of misuse of the stilt floor, action shall be initiated as per law against such violations including closure of the stilt floor and Bengaluru Electricity Supply Company (BESCOM) and Bengaluru Water Supply and Sewerage Board (BWSSB) shall not provide service connections for such buildings.

R.N.I. No. KARBIL/2001/47147 POSTAL REGN. No. RNP/KA/BGS/2202/2017-19
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(viii) In the case of non-residential buildings, if stilt floor is misused for any other purpose other than parking, trade licenses shall be confiscated or shall not be issued."

By Order and in the name of the
Governor of Karnataka

(RAJESH S SULIKERI)
Under Secretary to Government,
Urban Development Department.
(BDA & B'lore-1)

ಮುದ್ರಕರು ಹಾಗೂ ಪ್ರಕಾಶಕರು:– ಸಂಕಲನಾಧಿಕಾರಿಗಳು, ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ, ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು
THAMMAIAH

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ – ೪ಎ Part – IVA	ಬೆಂಗಳೂರು, ಬುಧವಾರ ೧೫, ಅಕ್ಟೋಬರ್, ೨೦೨೫ (ಆಶ್ವಯುಜ, ೨೩, ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, WEDNESDAY 15, OCTOBER, 2025 (AASHWAYUJA, 23, SHAKAVARSHA, 1947)	ನಂ. ೬೫೬ No. 656

GOVERNMENT OF KARNATAKA

No. UDD 468 MNJ 2025(E)

Karnataka Government Secretariat,
Vikasa Soudha,
Dr. B.R. Ambedkar Veedhi
Bengaluru, dated: 15.10.2025.

NOTIFICATION

Whereas the draft to further amend the zonal regulations of Revised Master Plan-2015 of the Local Planning Area of Bengaluru, approved Master Plan of the Bengaluru - Mysuru Infrastructure Corridor Local Planning Area and the approved Master Plans of all the Local Planning Areas coming within the Bengaluru Metropolitan Region, in exercise of the powers conferred by Section 13-E of Karnataka Town and Country Planning Act, 1961, which the Government of Karnataka proposes to make was published in Notification no. UDD 468 MNJ 2025 (E), dated: 01.09.2025 in part-IVA of the Karnataka extra-ordinary Gazette dated: 02.09.2025 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in Official Gazette.

And whereas the said Gazette was available to the public on 2nd September 2025 and whereas the objections and suggestions received have been considered by the State Government.

Now therefore, in exercise of the powers conferred by Section 13E of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following regulations, namely:-

REGULATIONS

Title and Applicability.- (1) These regulations may be called the Zonal Regulations of Revised Master Plan-2015 of the Local Planning Area of Bengaluru

(BDA) and Local Planning Area of Greater Bengaluru Authority, approved Master Plan of the Bengaluru - Mysuru Infrastructure Corridor Local Planning Area and the approved Master Plans of all the Local Planning Areas coming within the Bengaluru Metropolitan Region (Amendment) Regulations 2025.

(2) They shall come into force from the date of its final publication in the official Gazette.

(3) In the zonal regulations of the (i) Revised Master Plan-2015 of the Local Planning Area of Bengaluru and Local Planning Area of Greater Bengaluru Authority (ii) approved Master Plan of the Bengaluru - Mysuru Infrastructure Corridor Local Planning Area and (iii) approved Master Plans of all the Local Planning Areas coming within the Bengaluru Metropolitan Region, irrespective of anything contained in the zonal regulations, the following regulations with regard to lakes and drains shall be applicable.

Buffer for Lakes:- The buffer to be maintained around the lake (as per revenue records) and the infrastructure/activities permissible in the lake and the buffer area shall be as stipulated in the Karnataka Tank Conservation and Development Authority Act. This buffer may be taken into account for reservation of park while sanctioning plans.

Drains:- The drains have been categorized into 3 types namely primary, secondary and tertiary as below:

Primary Drain:- shall mean natural drain/ nala as per revenue records meant for carrying storm water, leading from lake to another lake or leading from lake to a river.

Secondary Drain:- Shall mean natural drain/nala as per revenue records meant for carrying storm water, leading to a lake or to a primary drain.

Tertiary Drain:- shall mean natural drain/ nala as per revenue records meant for carrying storm water, leading to secondary drain.

Minimum buffer for primary, secondary and tertiary drain/ nala shall be as below.

Sl No.	Classification	Buffer on either side from the edge of drain / nala as per revenue records (in m.)
1	Primary	15.00
2	Secondary	10.00
3	Tertiary	5.00

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Whereas drain/nalas leading to tertiary drains shall be maintained as per the revenue records and buffer shall not be insisted for such drains/ nalas.

Permissible uses / activities in the buffer shall be as specified in the zonal regulations.

These classifications have been used for the drains identified in the approved Master plan. In case the buffer has not been marked in the Master plan for any of the above types of drains, then based on the revenue records, buffer shall be insisted in all such cases without referring the land use plan while according approval for building/development/layout plan. Permission in sensitive areas, if earmarked on the land use plan, shall be considered only by the Planning Authority.

By Order and in the name of the
Governor of Karnataka

(Rajesh S Sulikeri)
Under Secretary to Government
Urban Development Department,
(BDA & B-1)

ಮುದ್ರಕರು ಹಾಗೂ ಪ್ರಕಾಶಕರು:– ಸಂಕಲನಾಧಿಕಾರಿಗಳು, ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ, ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು
THAMMAIAH

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ – ೪ಎ Part – IVA	ಬೆಂಗಳೂರು, ಸೋಮವಾರ, ೦೫, ಜನವರಿ, ೨೦೨೬(ಪುಷ್ಯ, ೧೫, ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, MONDAY, 05, JANUARY, 2026(PUSHYA , 15, SHAKAVARSHA, 1947)	ನಂ. ೦೭ No. 07

GOVERNMENT OF KARNATAKA

No. UDD 235 MNJ 2025(E)

Karnataka Government Secretariat,
Vikasa Soudha,
Dr. Ambedkar Veedhi,
Bengaluru, date: 05.01.2026

NOTIFICATION

Whereas the draft to amend the zonal regulations of Revised Master Plan-2015 of the local planning area of Bengaluru and Greater Bengaluru, in exercise of the powers conferred under Section 13-E of Karnataka Town and Country Planning Act, 1961, which the Government of Karnataka proposes to make was published in Notification No. UDD 235 MNJ 2025 (E), dated: 11.11.2025 in part-IVA of the Karnataka special Gazette dated: 11.11.2025 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in the official Gazette.

And whereas the said Gazette was available to the public on 11th November, 2025 and whereas the objections received have been considered by the State Government.

Now therefore, in exercise of powers conferred by the 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, namely:-

REGULATIONS

(1) Title and commencement. - (1) These may be called the Zonal Regulations of the Revised Master Plan-2015 of Bengaluru and Greater Bengaluru (Amendment) Regulations 2025.

(2) They shall apply to all existing buildings which have proposals for modification and all new constructions including ongoing constructions for which plan approvals and modified plan approvals are to be granted.

(3) They shall come into force from the date of their final publication in the official Gazette.

(2) <u>Amendment of "Chapter 3.0"-.</u>

In Chapter 3.0: REGULATIONS APPLICABLE TO ALL ZONES-,

a) Clause (ii) & (iii) under regulation 3.1 SETBACKS shall be substituted as below:

ii. For all types of building with total height up to 12.0m, excluding the stilt floor, the setbacks shall be calculated as per Table 8.

iii. Table 9 shall be referred to buildings which are more than 12.0 m in total height, to fix the setbacks (to be read with clause 8.1 (a) (iii)). However, for buildings located on plots not exceeding 250 sq.m in area and with a height up to 15 m (including the stilt floor), the setbacks shall be determined as per Table 8.

b) Table 8 and the entries there under shall be substituted as below:

<u>Table 8: Setbacks for buildings with total height upto 12.0 m (excluding stilt floor)</u>

(i) For plot area up to 4000.0 sq.m

Sl. no.	Site Area (in Sq.m)	Setbacks (in m)			
		Front Side	Rear Side	Left Side	Right Side
1	Up to 60	0.75	-	0.60 m on any one side	
2	Above 60 upto 150	0.90	0.70	0.70 m on any one side	
3	Above 150 upto 250	1.0	0.80	0.80	0.80
4	Above 250 upto 4000	12% of the depth of site	8% of the depth of site	8% of the width of site	8% of the width of site

(ii) For plot area above 4000 sq.m: minimum setback of 5.0m on all sides shall be insisted.

c) In Sl.no.1(i)(a) of Table 9 the following shall be substituted:

"For all types of buildings in plot area above 250 sq.m and up to 4000 sq.m"

d) After Table 9 the following shall be inserted as Note:

Note: -

1) For plots upto 250sq.m in area, the maximum permissible building height shall be12.0m excluding the stilt floor.
2) The dwelling units and habitable rooms shall comply with the lighting and ventilation requirements specified in the building bye-laws and areas where not specified in the building bye-laws, clause 20 of the Part 3-Development Control Rules and General Building Requirements of National Building Code, 2016 shall be complied with.
3) Open staircase can be allowed in setback area in plot size up to 750 sq.m.
4) For the plot area upto 4000 sq.m coverage mentioned in chapter 4: Regulations for main land use zones shall not be considered.
5) Development Rights(DR)/Transfer of Development Rights(TDR) and Premium FAR may be utilized even in plots of extent upto 250 sq.m, provided, they abut road of width 9.0 m and above.
6) For buildings with a height of 15.0 meters and above, up to a maximum height of 21.0 meters (including stilt), the provisions of the National Building Code pertaining to Fire and Life Safety shall be strictly adhered to.
7) The setback area shall not be paved or covered by any hard surface which prevents percolation of rainwater, as far as possible**.**

e) In regulation 3.9) Basement clause (iii) for the sentence "If the minimum setback is more than 2.0 m, then the basement may be extended on all sides except the side abutting the road, provided the minimum setback between the basement and property boundary is minimum 2.0 m" following shall be substituted. -

"iii. The minimum setback for the basement in plots of area up to 4000 sq.m shall be either the minimum setback required for the building as per Table 8/Table 9 or 2.0m whichever is less.

Safety of the neighbouring property while construction of basement shall be taken care of by the owner. In case of any damage or loss made to the neighbouring property the owner shall be liable to set right the damage and to bring such neighbouring property to its original condition.

The property owner shall ensure the safety and structural integrity of adjoining properties during the construction of the basement. In the event of any damage or loss to neighbouring properties resulting from the basement construction, the owner shall be solely responsible for repairing the damage and restoring the affected property to its original condition".

f) In regulation 3.9) Basement after clause (ix) the following shall be inserted as clause (x).-

(x) Vehicle parking in basement or at any level of upper floors including terrace area by using lift/ computerized/ mechanized/ hydraulic equipment, for vehicular entry & exit, may be permitted, wherever it is opted by the owner voluntarily without providing for ramp in plots of extent up to 6000 sq.m. In case plot size above 6000 sq.m minimum one ramp of 6.0 m clear width shall be provided in addition to car lift.

a) The mechanical equipment/ hydraulic equipment that control the activity shall be placed on the basement floor only.

b) The basement floor shall be provided with an exclusive staircase access compulsorily.

c) Driveway & parking bay including space reserved for ascension & descension of vehicles along with the space earmarked for accommodating the equipment to operate the mechanism in the basement floor and exclusive staircase access shall be shown in the basement floor plan.

d) The applicant shall ensure natural light & ventilation and proper draining facilities in such basement floor as per requirements of National Building Code and such basement floor permitted under clause 3.9 (ii), shall not be utilized for any other purposes other than vehicle parking.

e) The applicant shall ensure mechanized/hydraulic equipment and the functioning intact at all the time without fail. However, provision for manual operation & such other mechanism for the same shall also have to be made in order to tackle emergency situation during power failures.

f) Ensuring operational safety shall be the sole responsibility of the owners only.

g) Wherever parking space is provided in stilt or ground floor, parking pits up to a depth of 3.0m, each of size 3x5.5m may be permitted to allow parking of vehicle using mechanized or hydraulic equipment.

h) Arrangement for operation of the mechanical & hydraulic equipment shall be made by the owner. Ensuring operational safety shall be the responsibility of the owner only.

i) Fire safety measures shall be ensured by the owner as per National Building Code.

j) The structural designs shall be made as per the IS Code requirements and the same shall be certified by the registered structural engineer.

k) Wherever mechanical parking is provided the driveway shall be a minimum of 5.0 m. and for normal parking the driveway shall be minimum of 3.0m.

l) Basements shall not be permitted in the flood prone areas/low lying areas as notified by the competent authority.

g) In regulation 3.10 Ramps

a) In clause (i) for the numerical and letter "2.0 m" following shall be substituted. -

"2.0 m or setback whichever is less"

b) After clause (ii) the following shall be inserted. -

(iii) in case of plot area upto 1000 sq.m the ramp may be allowed upto the common property line.

h) In regulation 3.10 Ramps the following shall be inserted after clause (ii)

iii) (a) In case basement is permitted as mentioned under clause 3.9 (x) without providing ramps for entry and exit of vehicles, mechanized and hydraulic equipment for ascension & descension of vehicles shall be provided at owner's risk for vehicular parking in the parking floor/basement floor.

(b) The platform that carries vehicles for ascension & descension for parking in such basement floor shall be of a minimum size 3.0m x 5.5m.

iv) The number of ramps required for access to and from parking floors or basements shall be provided as specified below, except in cases where a car lift or elevator is installed in accordance with Regulation 3.9 (x).

Sl. no.	**Number of parking**	**Minimum clear width & No. of Entry & Exit Ramps**
1	Up to 25	3.5 m wide, 01ramp
2	Up to 200	3.5 m wide, 02 ramps **or** 6 m wide, 01 ramp
3	Up to 400	3.5 m wide, 04ramps **or** 6 m wide, 02 ramps
4	Up to 800	3.5 m wide, 06 ramps **or** 6 m wide, 03 ramps
5	Above 800	3.5 m wide, 08 ramps **or** 6 m wide, 04 ramps

(3) <u>Amendment of Chapter 4:</u>

In chapter 4-REGULATIONS FOR MAIN LAND USE ZONES:

a) In regulation 4.1 RESIDENTIAL (MAIN), under 4.1.2 after Table-10 ii) Notes: for clause (b) the following shall be substituted.-

" (b) if the road width is less than 9.0 m., then the maximum height is restricted to 15.0m (including stilt floor) irrespective of the FAR permissible".

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b) In regulation 4.1 RESIDENTIAL (MAIN), under 4.1.2 after Table-10 ii) Notes: for clause (c) the following shall be substituted.-

"(c) **In Ring III:** on plot size above 360 sq.m and upto 750 sq.m apartment consisting of maximum of 8 dwelling units may be permitted and in plot area above 750 sq.m apartment may be permitted.

In Ring I, II & III: on plot size above 200 sq.m and below 360 sq.m apartment consisting of maximum 6 dwelling units may be permitted.

Provided, in Ring I & II on plots of size 360 sq.m and above, apartment may be permitted.

In all the above cases minimum road width shall be 9.0 m.

c) In regulation 4.5 MUTATION CORRIDORS, in table 15, plot size for sl.no.1 & 2, "12000 sq.m" shall be substituted as "10000 sq.m".

d) In regulation 4.7 INDUSTRIAL I (GENERAL), table 16 shall be substituted as below:

Table 16

Sl no	Size of the plot (sq.m)	Ground cover	FAR	Setback	
				Setback Front	Rear and sides
1	Upto 500	75%	1.50	12% of depth of site	8% of the depth/width of site"
2	Above 500 upto 1000	60%	1.25	4.50	4.50
3	Above 1000 upto 3000	50%	1.00	6.00	6.00
4	Above 3000	45%	1.00	10.00	8.00

By Order and in the name of the
Governor of Karnataka

(RAJESH S. SULIKERI)
Under Secretary to Government
Urban Development Department.

ಮುದ್ರಕರು ಹಾಗೂ ಪ್ರಕಾಶಕರು:– ಸಂಕಲನಾಧಿಕಾರಿಗಳು, ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ, ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು

THAMMAIAH

							ವರ್ನಂಬರ್ 271	ವರ್ನಂಬರ್ 264	
		271	19	21	0	ಕ.ಸ ವರ್ನಂಬರ್ 263, 264, 265	ರಸ್ತೆ	ಕ.ಸ ವರ್ನಂಬರ್ 269, 270	ರಸ್ತೆ
ಜನವಸತಿಪ್ರದೇಶದಒಟ್ಟುವಿಸ್ತೀರ್ಣ			**27**	**24**	**0**				

(3) ನೇ ಕಾಲಂನಲ್ಲಿ ನಿರ್ದಿಷ್ಟ ಪಡಿಸಿದ ಸರ್ವೆನಂಬರುಗಳೊಂದಿಗೆ ಮೇಲಿನ (4) ನೇ ಕಾಲಂನಲ್ಲಿ ಸೂಚಿಸಿರುವ ಭೂಮಿಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಇರುವ ದಾಖಲಾಗದ ಜನವಸತಿಯನ್ನು **ವಿಜಯಪುರ** ಜಿಲ್ಲೆಯ **ಬಸವನ ಬಾಗೇವಾಡಿ** ತಾಲ್ಲೂಕಿನ **ಕಣಕಾಲ** ಗ್ರಾಮದ **ಬಸವನಗರ** ಸಣ್ಣವಸತಿ ಸಮೂಹಭಾಗದ ಜನವಸತಿ ಪ್ರದೇಶ (ಗ್ರಾಮಠಾಣಾ) ಎಂಬುದಾಗಿ ಪರಿವರ್ತಿಸಲಾಗಿದೆ ಎಂದು ಈ ಮೂಲಕ ಘೋಷಿಸಿದೆ.

ಮೇಲೆ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ಪ್ರಸ್ತಾವನೆಯು, ಕರ್ನಾಟಕ ಭೂಕಂದಾಯ ಅಧಿನಿಯಮ, 1964ರ (1964ರ ಕರ್ನಾಟಕ ಅಧಿನಿಯಮ 12) 5ನೇ ಪ್ರಕರಣದಡಿ ರಾಜ್ಯಸರ್ಕಾರವು ಸರ್ಕಾರಿ ರಾಜ್ಯಪತ್ರದಲ್ಲಿ ಪ್ರಕಟಿಸಬೇಕಾದ ಇದರ ಅಂತಿಮ ಅಧಿಸೂಚನೆಯ ದಿನಾಂಕದಿಂದ ಜಾರಿಗೆ ಬರತಕ್ಕದ್ದು.

ಕರ್ನಾಟಕ ರಾಜ್ಯಪಾಲರ ಆದೇಶಾನುಸಾರ
ಮತ್ತು ಅವರ ಹೆಸರಿನಲ್ಲಿ

(ಮಾರುತಿಎಂ.ಪಿ)
ನಿರ್ದೇಶಕರು,
ಕಂದಾಯ ಗ್ರಾಮಗಳ ರಚನಾಕೋಶ
ಹಾಗೂ ಪದನಿಮಿತ್ತ ಸರ್ಕಾರದ ಅಪರಕಾರ್ಯದರ್ಶಿ
ಕಂದಾಯಇಲಾಖೆ.

PR-106

Government of Karnataka

No. UDD 78 MNJ 2024(E)

Karnataka Government Secretariat,
Vikasa Soudha,
Dr. B.R. Ambedkar Veedhi,
Bengaluru, Dated: 05.02.2026.

NOTIFICATION – I

Whereas the draft to further amend the Zonal Regulations of the Revised Master plan –2015, approved by the State Government, applicable to the Local Planning Area of Bengaluru and the Greater Bengaluru, in exercise of the powers conferred by Section 13-E of Karnataka Town and Country Planning Act, 1961, which the Government of Karnataka proposes to make, was published in Notification-I bearing no. UDD 78 MNJ 2024 (E), dated: 29.12.2025 in part-IVA of the Karnataka extra-ordinary Gazette dated: 29.12.2025 inviting

objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in Official Gazette.

And whereas the said Gazette was available to the public on 29th December, 2025 and whereas the objections received have been considered by the State Government.

Now therefore, 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, namely:-

REGULATIONS

1. **Title and Commencement. -** (1) These Regulations may be called the Zonal Regulations for the Revised Master Plan, 2015 of the Local Planning Area of Bengaluru and Greater Bengaluru (Amendment) Regulations 2025.

   (2) They shall come into force from the date of their final Notification in the official Gazette.

2. **In the zonal regulations of the approved Revised Master Plan-2015 of the Local Planning Area of Bengaluru and Greater Bengaluru in force, in Chapter 11, the regulation No. 2, Table 27 and the foot note below the Table 27 shall be substituted as below.**

   "2. The maximum Premium FAR for plots abutting defined road widths as well as the maximum permissible additional FAR for a given plot in combination with DRC/TDR shall be as given in the table below.

Table No. 27

Areas as defined by the Road width (in m) where additional FAR may be sanctioned.	The maximum additional FAR permitted by utilising TDR alongwith Premium FAR	In case premium FAR is used without using TDR, Maximum additional FAR allowed out of column (2)
(1)	(2)	(3)
=>9 m and <12m	0.60	nil
12m & above	0.60	0.40

Entries in column (2) and (3) are in multiples of permissible FAR.
Note 1 & Note 2 shall apply".

3. For Regulation No. 3 the following shall be substituted. –

"3. The Premium FAR shall be granted by the respective City Corporations in Greater Bengaluru Area within their jurisdiction.

Provided that, beyond the local planning area of Greater Bengaluru, the concerned Planning Authority shall be the competent authority to grant Premium FAR".

By Order and in the name of the
Governor of Karnataka

(RAJESH S SULIKERI)
Under Secretary to Government,
Urban Development Department.
(BDA & B'lore-1)

Government of Karnataka

No. UDD 78 MNJ 2024(E)

Karnataka Government Secretariat,
Vikasa Soudha,
Dr. B.R. Ambedkar Veedhi,
Bengaluru, Dated:05.02.2026.

NOTIFICATION – II

Whereas the draft to further amend the Zonal Regulations of the approved Master Plan of the Local Planning Area of Bengaluru-Mysuru Infrastructure Corridor Area Planning Authority (BMICAPA), in exercise of the powers conferred by Section 13-E of Karnataka Town and Country Planning Act, 1961, which the Government of Karnataka proposes to make, was published in Notification-II bearing no. UDD 78 MNJ 2024 (E), dated: 29.12.2025 in part-IVA of the Karnataka extra-ordinary Gazette dated: 29.12.2025 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in Official Gazette.

And whereas the said Gazette was available to the public on 29th December, 2025 and whereas the objections received have been considered by the State Government.

Now therefore, 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, namely:-

DRAFT REGULATIONS

1. **Title and Commencement. -** (1) These Regulations may be called the Zonal Regulations of the Local Planning Area of Bengaluru-Mysuru Infrastructure Corridor Area Planning Authority (BMICAPA) (Amendment) Regulations 2025.

PARLIAMENTARY AFFAIRS AND LEGISLATION SECRETARIAT
NOTIFICATION
NO.DPAL 49 SHASHANA 2025, BENGALURU, DATED:18.02.2026

ಭಾರತ ಸಂವಿಧಾನದ ಅನುಚ್ಛೇದ 348ರ ಖಂಡ (3)ರ ಅಡಿಯಲ್ಲಿ ರಾಜ್ಯಪಾಲರಿಂದ ಅಧಿಕೃತಗೊಳಿಸಿದ ಕರ್ನಾಟಕ ಕೆರೆ ಸಂರಕ್ಷಣೆ ಮತ್ತು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ (ತಿದ್ದುಪಡಿ) ಅಧಿನಿಯಮ, 2025 (2026ರ ಕರ್ನಾಟಕ ಅಧಿನಿಯಮ ಸಂಖ್ಯೆ:19)ರ ಭಾಷಾಂತರವನ್ನು ಅಧಿಕೃತ ಆಂಗ್ಲ ಪಠ್ಯವೆಂದು ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರದ ವಿಶೇಷ ಸಂಚಿಕೆಯಲ್ಲಿ (ಭಾಗ IV-A) ಪ್ರಕಟಿಸಬೇಕೆಂದು ಆದೇಶಿಸಲಾಗಿದೆ,-

KARNATAKA ACT NO. 19 OF 2026

(First published in the Karnataka Gazette Extra-ordinary on the 18th day of February, 2026)

THE KARNATAKA TANK CONSERVATION AND DEVELOPMENT AUTHORITY (AMENDMENT) ACT, 2025

(Received the assent of the Governor on the 16th day of February, 2026)

An Act further to amend the Karnataka Tank Conservation and Development Authority Act, 2014 (Karnataka Act 32 of 2014);

Whereas it is expedient further to amend the Karnataka Tank Conservation and Development Authority Act, 2014 (Karnataka Act 32 of 2014) for the purposes hereinafter appearing;

Be it enacted by the Karnataka State Legislature in the Seventy-sixth year of the Republic of India as follows:-

1. Short title and commencement.- (1) This Act may be called the Karnataka Tank Conservation and Development Authority (Amendment) Act, 2025.

(2) It shall come into force at once.

2. Amendment of section 12.- In the Karnataka Tank Conservation and Development Authority Act, 2014 (Karnataka Act 32 of 2014) in section 12,-

(i) for clause (2), the following shall be substituted, namely:-

"(2) Construct roads, bridges, water supply lines in Below Tank bed, Pedestrian to Electrical poles, High tension tower, Approaches and allied works within tank area including the tank land or part thereof, Jack well or pump house or Sewage Treatment Plant in between Full Tank Level and Maximum Water Level of the Tank:

Provided that, nothing in this clause the Authority shall grant permission for such works only after ensuring that the original capacity of the tanks is not reduced or cause any obstruction at the natural or normal course of inflow or outflow of water into, or from, the tanks on the upstream and or downstream even after such works."

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(ii) for clause (3), the following shall be substituted, namely:-

"(3) make any construction or carry on any commercial or recreational or industrial activity within the Buffer zone of the tanks specified in the table below except other public utility services like construction of roads, bridges, electrical line, water supply line, Under Ground Drainage (UGD) line, Jack well or pump house or Sewage Treatment Plant (STP), Intermediate Sewage Pumping Station (ISPS), Wetwell, Aquaduct and allied works with prior approval of the Authority, without any obstruction at the natural or normal course of inflow or outflow of water into, or from, the tanks on the upstream and or downstream even after said works:

TABLE

Sl. No.	Area of tank in acre/gunta	Buffer from revenue boundary of the tank in meters
1	upto 0.05	0
2	Above 0.05 to 0.10	1.00
3	Above 0.10 to 1.00	3.00
4	Above 1.00 to 10.00	6.00
5	Above 10.00 to 25.00	12.00
6	Above 25.00 to 100.00	24.00
7	Above 100.00	30.00

(3-A) Notwithstanding anything contained in clause (3) the provisions regarding Siting Guidelines for new industries excluding new healthcare establishments and new infrastructure projects specified in the Karnataka State Board for the Prevention and Control of Water Pollution (Procedure for Transaction of Business) and the Water (Prevention and Control of Pollution) Rules, 1976 shall prevail."

(iii) clause (6) and the entries relating thereto, shall be omitted.

The above translation of the ಕರ್ನಾಟಕ ಕೆರೆ ಸಂರಕ್ಷಣೆ ಮತ್ತು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ (ತಿದ್ದುಪಡಿ) ಅಧಿನಿಯಮ, 2025 (2026 ಕರ್ನಾಟಕ ಅಧಿನಿಯಮ ಸಂಖ್ಯೆ:19) be published in the official Gazette under clause (3) of Article 348 of the Constitution of India.

THAAWARCHAND GEHLOT
GOVERNMENT OF KARNATAKA

By Order and in the name of
the Governor of Karnataka,

G. SRIDHAR
Secretary to Government
Department of Parliamentary Affairs
and Legislation

ಮುದ್ರಕರು ಹಾಗೂ ಪ್ರಕಾಶಕರು:– ಸಂಕಲನಾಧಿಕಾರಿಗಳು, ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ, ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು
THAMMAIAH

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ – ೪ಎ Part – IVA	ಬೆಂಗಳೂರು, ಮಂಗಳವಾರ, ೨೧, ಏಪ್ರಿಲ್, ೨೦೨೬ (ವೈಶಾಖ, ೦೧, ಶಕವರ್ಷ, ೧೯೪೮) BENGALURU, TUESDAY, 21, APRIL, 2026 (VAISHAKHA , 01, SHAKAVARSHA, 1948)	ನಂ. ೩೨೩ No. 323

GOVERNMENT OF KARNATAKA

No. UDD 193 MNJ 2026(E)

Karnataka Government Secretariat,
Vikasa Soudha,
Dr. B.R Ambedkar veedhi,
Bengaluru, dated: 21.04.2026

NOTIFICATION

Subject: Withdrawal of clause 3.4 (vi) in chapter 3 and Chapter-10 of the Zonal Regulations of RMP -2015 of Bengaluru

Reference:
1. Government Order no, UDD 540 BEM AA SE 2004, dated: 22.06.2007.
2. Notification No.UDD 283 BemRuPra 2018, dated: 04.03.2017.
3. Notification No. UDD 112 MNJ 2015 Bengaluru, dated: 29.09.2018.
4. The Karnataka Planning Authority (Amendment) Rules Notified vide notification NO. UDD 9 TTP 2020, dated:16.06.2021.

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Whereas, the State Government has approved Revised Master Plan-2015 of the Local Planning Area of Bangalore vide the Government Order under reference (1) and the Master Plan and its Zonal Regulations are in force with effect from 22-06-2007.

Whereas, subsequent to the Government Order under reference (1) the State Government has amended Section 14-B of the Karnataka Town and Country Planning Act, 1961 with effect from 10.09.2015 regarding Transfer of Development Rights. Further, Government has notified the Karnataka Town and Country planning

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(Benefit of Development Right) Rules, 2016 under reference (2), which has come into effect from 04.03.2017,

Hence, the provisions in Chapter -10 regarding Transfer of Development Rights (TDR) in the Zonal Regulations of RMP-2015 notified under reference (1) stands superseded and inoperative with effect from 04.03.2017.

Whereas, the State Government has amended Zonal Regulations of the RMP-2015 under the provisions of section 13-E of the KTCP Act, 1961 vide notification under reference (3) for grant of impact zone premium FAR by inserting clause 3.4(vi) in the Zonal Regulations of RMP-2015.

Whereas, subsequent to the notification under reference (3) the State Government has notified the Karnataka Planning Authority (Amendment) Rules, 2021 by inserting rule 37-E regarding Premium FAR, vide notification under reference (4), which has come into effect from 16.06.2021.

Hence, the provisions in clause 3.4(vi) regarding Premium FAR in the Zonal Regulations of RMP – 2015 notified under reference (3) stands superseded and inoperative with effect from 16.06.2021.

Accordingly, in exercise of powers conferred under section 76-K of the Karnataka Town and Country Planning Act 1961, the clause 3.4(vi) regarding impact zone premium FAR in the Zonal Regulations of RMP – 2015 notified vide notification under reference (3) is withdrawn with effect from 16.06.2021. Further, the provisions in Chapter-10 regarding Transfer of Development Rights (TDR) in the Zonal Regulations of RMP-2015 approved under reference (1) is withdrawn with effect from 04.03.2017.

By Order and in the name of the
Governor of Karnataka

(RAJESH S SULIKERI)
Under Secretary to Government,
Urban Development Department.
(BDA & B'lore-1)

ಮುದ್ರಕರು ಹಾಗೂ ಪ್ರಕಾಶಕರು:– ಸಂಕಲನಾಧಿಕಾರಿಗಳು, ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ, ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು

THAMMAIAH