



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ಬಿಶೇಷ ರಾಜ್ಯ ಪತ್ರ

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

- 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.
- 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.-
 - 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.
 - 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.