

**GOVERNMENT OF KARNATAKA**

No.UDD 93 MNJ 2008

Karnataka Government Secretariat,  
Vikasa Soudha, 4<sup>th</sup> Floor,  
Bangalore, dated. 2-3-2009

**NOTIFICATION**

Whereas, the draft to amend 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.6-8-2008 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 excess 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 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 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*  
(M.S.PREMACHANDRA)

Under Secretary to Government  
Urban Development Department.

**TO:-**

The Complier, Karnataka Gazette, Bangalore-1, with a request to publish this Notification in Extra-Ordinary Gazette and send 100 copies to the Department and 100 copies to the Commissioner, Bangalore Development Authority, Bangalore-20.

**COPY TO:-**

- 1) The Chairman, Bangalore Development Authority, Bangalore.
- 2) The Commissioner, BBMP, Bangalore.
- 3) The Commissioner, Bangalore Development Authority, Bangalore.
- 4) The Managing Director, Karnataka State Road Transport Corporation, Bangalore.
- 5) The Managing Director, Bangalore Metropolitan Transport Corporation, Bangalore.
- 6) The Managing Director, Bangalore Metro Rail Corporation Ltd., Bangalore.



- 7) Director, Directorate of Town Planning, M.S.Building, Bangalore.
- 8) Director, PDP Cell, Infrastructure Development Department, Bangalore.
- 9) Joint Director(Planning), BBMP, Bangalore.
- 10) PS to Principal Secretary to Chief Minister, Vidhana Soudha, Bangalore.
- 11) PS to Chief Secretary to Govt., Vidhana Soudha, Bangalore.
- 12) PS to Additional Chief Secretary to Govt., Vidhana Soudha, Bangalore..
- 13) PS to Principal Secretary to Govt., Transport Department/ Infrastructure Development Dept.,
- 14) PS to Principal Secretary/Secretary to Government, Urban Development Department, Vikasa Soudha, Bangalore.
- 15) PA to Joint Secretary/Joint Director(Planning), Urban Development Department, Bangalore.
- 16) SGF/Spare Copies.