



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ೦೪, ಜೂನ್, ೨೦೨೬ (ಜ್ಯೇಷ್ಠ, ೧೪, ಶಕವರ್ಷ, ೧೯೪೮) BENGALURU, THURSDAY, 04, JUNE, 2026 (JYAISTHA , 14, SHAKAVARSHA, 1948)	ನಂ. ೪೩೭ No. 437
------------------------	--	--------------------

04GOVERNMENT OF KARNATAKA

No. UDD 338 MNJ 2026(E)

Karnataka Government Secretariat,
Dr. B.R Ambedkar Veedhi,
Vikasa Soudha,
Bengaluru, dated: 04.06.2026

NOTIFICATION

In exercise of the powers conferred under Section 13-E of Karnataka Town and Country Planning Act, 1961, the Government of Karnataka proposes to make certain amendments to Zonal Regulations of Revised Master Plan-2015, approved by the State Government vide, Government Order number G.O. No UDD 540 BEM AA SE 2004, dated: 22.06.2007 applicable to the Local Planning Area of Bengaluru and Greater Bengaluru.

Any objections or suggestions from the public on this amendment may be addressed to the Additional Chief Secretary to Government, Urban Development Department, Vikasa Soudha, Bengaluru-560001, within thirty days of this publication. Objections/suggestions received after the stipulated date will not be considered by the State Government.

DRAFT REGULATIONS

(1) Title and commencement. - (1) These may be called the Zonal Regulations of the Revised Master Plan-2015 of the local Planning area of Bengaluru and Greater Bengaluru (Amendment) Regulations 2026.

(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 Zonal Regulations of the Revised Master Plan-2015 of Bengaluru (hereinafter referred to as the said Regulations), under the heading “Technical terms and definitions”

(a) after serial number 9, the following shall be inserted namely:

9(A) Building site: Means site held for building purposes. This shall be part of sub-division layout, single plot or development plan approved under section 17 of the Act or a site having A khata (e-khata).

(b) after serial number 20, the following shall be inserted namely:

20(A) First Floor: Means the floor immediately above the ground floor or stilt floor, on which second and other floors follow subsequently.

(c) For serial number 25, the following shall be substituted namely:

25. High rise building: Means a building of height 21.0 m and more, measured from the average ground level contiguous to the building.

(3) Amendment of “Chapter 3.0”-.

In Chapter 3.0: REGULATIONS APPLICABLE TO ALL ZONES-,

i. For Regulation 3.1 (v) the following shall be substituted:

v. The setbacks shall be provided in the owner’s site. Public open spaces or conservancies should not be considered as setbacks. The setbacks shall be provided in the building site excluding areas reserved for road, means of access, park, civic amenity, surface parking and any other area reserved for public use.

ii. In Regulation 3.1 after sub clause (ix) sub clause (x) shall be inserted as below:

(x). The following utilities/ infrastructure may be permitted within the setback area. Provided that, these utilities & infrastructure shall not obstruct the fire drive way, access, natural light and ventilation.

1. Transformer & DG /HSD yard
2. Area reserved for waste management
3. Oxygen /gas plant
4. Watch man’s cubicle not more than 4sqm at the entry / exit point;
5. Fire control room (maximum 4m*4m) (no set back from the boundary).

However, UG sump, STP (STP only in basement floor/below the ground level) and Swimming Pool may be allowed in setback area after reserving space equal to required setback for the basement.

iii. In Regulation 3.1 Setback,

(a) **the Note for clause (2) under Table 9 shall be substituted, namely:**

2. The dwelling units and habitable rooms shall comply with the lighting and ventilation requirements as specified in the building bye-laws.

(b) **the Note for clause (5) under Table 9** shall be omitted;

iv. In Regulation 3.1 Setback, the Note (5) below table 9 shall be omitted;

v. In Regulation 3.4 Floor Area Ratio

(a) **The clause in Sl.No (viii) Ventilation ducts and Garbage shafts shall be substituted, namely:**

viii) In plot area up to 500 sq.m, area of ventilation ducts, garbage shafts, service shafts, voids, ducts, cut outs, open to sky area in excess of 10% of the built-up area shall be considered for FAR computation.

(b) The clause in Sl.No (ix) Ducts shall be omitted;

vi. In Regulation 3.4-A Height of Building. -in clause (i) (a) for the words and figures **(up to a maximum height of 3.5m)** shall be substituted by words and figures **“up to a maximum height of 4.5m”**

vii. Regulation 3.5 Ground Coverage shall be substituted as below:

The total area covered by building immediately above the plinth level excluding Swimming pool, sump tank, pump house, electric substation and other utilities. However, areas reserved for road, park and civic amenity areas shall not be included in the coverage calculation.

viii. In Regulation 3.9 Basement after clause (iii) the following clause shall be inserted after the words and figures “the minimum setback required for the building as Table 8 / Table 9 or 2.0m whichever is less”, namely;

Except on the side abutting the road it shall be minimum setback required for the building.

ix. In Regulation 3.9 Basement, for Clause (x) the following shall be substituted, namely;

(x) In plots of extent up to 6000 sq.m vehicle parking in basement or at any level of upper floors including terrace area by using lift/ computerized/ mechanized/ hydraulic equipment, may be permitted, wherever it is opted by the owner voluntarily without providing for ramp 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.

Provided, for smooth ingress and egress of vehicles minimum two number of car lifts in case number of parking is more than 100 & less than 200 and one care lift for every additional 100 parking beyond 200 parking or part thereof shall be provided.

x. In Regulation 3.10 Ramps the following shall be substituted for clause (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 of Ramp (in m)	Minimum Number of Ramps
1	Up to 50	3.5 m	01
2	Up to 350	3.5 m or 6 m	02 or 01
3	Up to 700	3.5 m or 6 m	04 or 02
4	Above 700	3.5 m or 6 m	06 or 03

xi. In 3.11 Projections in clause iv. Balcony after sub clause (c) the following clause (d) shall be inserted, namely;

(d) The length of the balcony shall be limited to 1/3 of the length of building on each side.

xii. In Regulation 3.12(ii) for the figures “15.0m” shall be substituted with the figures “21.0m”

xiii. In Regulation 3.16, after the clause (xv) the following shall be inserted; namely;

xvi) While according approval for development under section 17 or 15 of the Act, the Authority/Local Authority may grant the FAR for the entire sital area including the area required for widening of the existing

road and the roads proposed in the Revised Master Plan-2015, subject to condition that, the applicant shall relinquish said area to the Authority/Local Authority free of cost.

xvii) High rise building shall be permitted on roads with a minimum width of 12.0m and above.

(4) Amendment of Chapter 4:

In chapter 4-REGULATIONS FOR MAIN LAND USE ZONES:

i. In Regulation no.4.12.2 ii) Valley/drain for clause (iii) and the Note the following shall be substituted, namely:

- a) The Notification No.UDD 468 MNJ 2025(E) dated 15-10-2025 shall be applicable.
- b) The lake buffer shall be as per the Karnataka Tank Conservation and Development Authority(Amendment) Act, 2025 notified vide Notification No DPAL 49 SHASANA 2025 BENGALURU Dated 18-02-2026.

NOTE:

Drains:

- (a) The drains have been categorized into 3 types namely primary, secondary and tertiary. (This shall be in accordance with Notification No.UDD 468 MNJ 2025(E) dated 15-10-2025) These drains will have a buffer of 15m, 10m and 5m on either side of nala measured from the edge of the drain/nala as per revenue records and in-situ alignment.
- (b) The buffer shall be reserved as per clause (a) while according approvals under Section 17 & 15 of the Act irrespective of the area reserved/marked in the proposed land use maps of RMP-2015. Land use of the remaining area marked as buffer in the Proposed Land Use maps shall be treated in accordance with adjacent land use.
- (c) For nala, drains, tanks/lakes not marked in the proposed land use maps of RMP-2015, then buffer shall be reserved based on the revenue records without referring the land use plan while according approvals.
- (d) If any single line nala/drain as per the revenue records, joining to a secondary drain / nala or to a water body directly such nala shall be considered as tertiary nala.

(5) Amendment of Chapter 6:

Chapter 6: SUBDIVISION REGULATIONS

In 6.2 General conditions applicable for sub division, Amalgamation and Bifurcation of plot,

i) at the end of clause i sub division, the clause “i (A) Family sub-division of plot having A-khata (e-khata) or site approved under section 17 of the Act” shall be inserted as below:

- (a) A vacant plot or plot with building having A-khata (e-khata) seeking family sub-division shall get incorporation of the names of succeeding members of the khata holder as joint owners in the A-khata (e-khata) specifying their individual shares in the property.
- (b) The registered Town Planner/Architect/Engineer shall prepare the family partition plan of the plot as per these regulations. In case of partition made by a decree of civil court the subdivision shall be made as per the court orders.
- (c) The sub-division plan of the plot prepared shall ensure that the sub-division is in conformity with the following: -
 - i) The plot size requested for family partition shall not be more than 2000 sq.m.
 - ii) Each piece of the sub-divided plot shall have road access.
 - iii) Each sub-divided plot shall have a minimum frontage of 6 meters.
 - iv) In case any of the sub-divided plots is not abutting to a road, the sub-divided plot shall have an exclusive access of minimum 3.5 m wide as per Regulation no. 3.8.
 - v) Each sub divided plot shall have an area not less than 50 sq.m.
- (d) The family sub-division of a vacant plot or plot with building under this provision shall be accorded on fulfillment of the above criteria and on payment of family sub-division charges of Rs.1000/- or as may be notified by the Government from time to time & same shall be paid to the Authority / City Corporation.
- (e) Fee under section 18(1) of the Act shall be paid to the Authority/City Corporation before sanctioning the plan for sub-division of the building site is accorded.
- (f) Where a vacant site or a plot-with-building is proposed to be subdivided, and:
 - 1. at least one of the joint owners seeking subdivision is not a family member of the khatedar; or

-
2. the A-Khata has been issued but does not have an approval under Section 17 of the Act,

the subdivision charge shall be payable to the Authority/City Corporation at the rate of 5% of the guidance value of the site/plot sought to be subdivided.

- (g) Plots approved through subdivision Regulations under section 17 of the Act, may be further sub divided into two or more plots without levying Rs.1000/- and levying applicable charges as notified by the Government subject to fulfillment of the prescribed conditions contained at clause (c).
- (h) After the payment of fee/charges, sub-division of the building site shall be accorded and sub-divided A-khata (e-khata) shall be issued by the city corporation as per the sub-division plan.
- (i) In case the plot size is above 2000sq.m, the subdivision regulations as per chapter-6 of these regulations shall be followed.

ii) At the end of clause ii Amalgamation, the following shall be inserted, namely

- Two or more building sites having A-khata are eligible for amalgamation, if they abut each other and resulting building site shall be a contiguous building site and not otherwise.
- In case there is a storm water drain /nala other than primary drain/nala running between building sites/within a building site but for which amalgamated building site will be contiguous site, then such amalgamation shall also be permitted subject to protection of applicable buffer and other conditions attached to a storm water drain/nala.
- In such amalgamated building sites, it shall be permitted to construct cross drainage work for connecting the parts constituting the amalgamated building sites.
- Such amalgamated property shall be considered as one building site and the regulation in respect of building construction shall be applied to the amalgamated building site by reserving the buffer as per these regulations.
- The Public Authorities shall have the right to access the storm water drain/nala through the area reserved for buffer for maintenance and inspection of nala. The nala area shall absolutely belong to the Authority / Local Authority/Government and shall not be encroached by the owner/owners.
- After the amalgamation of two or more building sites the amalgamated site shall be assigned a single property ID.

- Fee under section 18(1) of the Act and other applicable fee as notified by government shall be paid to the Authority/Local Authority before amalgamation of plots is accorded.

iii)At the end of clause iii Bifurcation, the following shall be inserted, namely;

- Fee under section 18(1) of the Act and other applicable fee notified by Government shall be paid to the Authority/City Corporation before bifurcation of plots is accorded.

By Order and in the name of the
Governor of Karnataka,

(RAJESH S SULIKERI),
Under Secretary to Government (BDA & B-1)
Urban Development Department.