



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಪುಕ್ರವಾರ, ೦೧, ಆಗಸ್ಟ್, ೨೦೨೫ (ಶ್ರಾವಣ ,೧೦, ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, FRIDAY, 01, AUGUST, 2025 (SHRAVANA ,10 , SHAKAVARSHA, 1947)	ಸಂ. ೪೨೩ No. 423
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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.

(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)