

GOVERNMENT OF KARNATAKA

No. UDD 338 MNJ 2026(E)

Karnataka Government Secretariat,
Vikasa Soudha,
Dr.B.R Ambedkar Veedhi,
Bengaluru, Dated: 17.10.2026

NOTIFICATION

Whereas, the draft to amend the Zonal Regulations of Revised Master Plan-2015 of the Local Planning Area of Bengaluru and Greater Bengaluru which the Government of Karnataka proposes to make was published under Section 13-E of Karnataka Town and Country Planning Act, 1961, vide Notification No. UDD 338 MNJ 2026(E) in part-IVA of the Karnataka special Gazette Dated:04.06.2026 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 June, 2026 and whereas the objections received have been considered by the State Government.

Now thereafter, in exercise of powers conferred by the section 13-E of the Karnataka Town and Country Planning Act, (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 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). It shall not include an unauthorized site created through unauthorized sub-division of a building site or otherwise.

(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; namely:

v. 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 driveway, access, natural light and ventilation.

1. Transformer & DG /HSD yard;
2. Area reserved for waste management/organic waste convertor;
3. Oxygen /gas plant;
4. Watchman’s cubicle not more than 4sqm at the entry / exit point;
5. Fire control room (maximum 3mx3m) (no setback 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 as below, 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 (5) under Table 9 shall be omitted;

iv. In Regulation 3.4 Floor Area Ratio

(a) The clause in Sl. No (viii) Ventilation ducts and Garbage shafts shall be substituted as below:

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 5%** of the built-up area of building shall be considered for FAR computation.

(b) Sl.No (ix) Ductsshall be omitted;

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

vi. 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.

vii. 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 per Table 8/Table 9 or 2.0m whichever is less”, namely;

Provided, minimum setback required for basement towards road side or towards side abutting wider road for plots abutting two or more roads;

- a. In case of building of height less than 15.00 m it shall be minimum setback required for the building.
- b. in case of building of height 15.00 m and more and less than 30.00 m it shall be minimum 6.00 m;
- c. in case of building of height 30.00 m and more it shall be 8.00 m.

viii. In Regulation 3.9 Basement, clause (x) shall be substituted as follows;

(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 of 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.

ix. In Regulation 3.10 Ramps clause (iv) shall be substituted as below;

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	06 or

		6 m	03
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x. 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 **1/2** of the length of building on each side.

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

xii. 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 area required for widening of the existing road and the roads proposed in the Revised Master Plan-2015, the Authority/ Local Authority may grant **two times** the permissible FAR applicable for the areas reserved for such roads subject to condition that, the applicant shall relinquish said area to the Authority/Local Authority in lieu of that additional FAR granted.

In such developments, while according approval for development under section 15 of the Act: -

(a) In building sites having area up to 1000 sq.m, for relinquishment of portion of building site for road widening as per the Master Plan or as notified by the City Corporation, relaxation in setbacks for the proposed building may be allowed up to twenty five percent of the required setback;

(b) In building sites having area above 1000 sq.m, relaxation in setback and coverage shall be proportionate to the area of building site surrendered through relinquishment deed against the total area of building site subject to a maximum of twenty five percent of the required setback;

Example: In a building site of 4000 sq.m extent, if the relinquished area for road widening is 800 sq.m and proposed building height is 27m, ordinarily permissible FAR is 2.50 and setback to be left is 9m.,the relaxation in setback shall be calculated as below:

- The percentage of relaxation in setback allowed will be
 - = (relinquished area for road widening/total plot area) x100
 - = (800/4000) X 100.00

$$= 20\% < 25\%$$

$$\begin{aligned} \text{Set back after relaxation} &= \text{required setback} - [(20/100) \times \text{required setback}] \end{aligned}$$

$$\begin{aligned} &= 9.00\text{m} - [(20/100) \times 9.00\text{m}] \\ &= 9 - 1.8 \\ &= 7.20\text{m} \end{aligned}$$

(c) In case, relaxation in setback is claimed only on any one or two sides, setback relaxation may be allowed at the rate of two times the ratio of area surrendered against the total area of building site subject to a maximum of twenty five percent of the required setback. If relaxation is sought on more than 2 sides, then setback relaxation shall be allowed as mentioned in sub clause (b) above.

Example: In a building site having 1000 sq.m extent, the relinquished area for road widening is 100 sq.m and intends to obtain setback relaxation in any one or two sides only;

$$\begin{aligned} \text{The percentage of relaxation in setback allowed will be} \\ &= (\text{relinquished area for road widening} / \text{total plot area}) \times 2 \times 100 \\ &= (100/1000) \times 2 \times 100 \\ &= 20\% < 25\% \end{aligned}$$

(d) Relaxation in setback and coverage shall be considered only after a clear drive way of minimum 6m and 8m for the movement fire engine for buildings with height of 15 m and 30 m respectively.

(e) In case of building sites abutting roads with prescribed building line, relaxation in setback shall not be permitted towards road side beyond the prescribed building line.

(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:

iii. 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 is joining to a secondary drain/nala or to a water body directly such nala shall be considered as tertiary nala.
- (e) Permissions in sensitive areas earmarked on the land use plan shall be considered only by the planning authority.

(5) Amendment of 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 following shall be inserted, namely:

- (a) A building site of extent upto 2000 sq. m. in area may be further sub-divided, in conformity with the following.-
 - (i) Each piece of the sub-divided plot shall have road access.
 - (ii) Each sub-divided plot shall have a minimum frontage of 6.0m.
 - (iii) In case any of the sub-divided plots is not abutting a road, the sub-divided plot shall have an access of minimum 3.5m width as per Regulation no. 3.8.

- (iv) Each sub divided plot shall have an area not less than 50 sq.m
- (v) The joint, common and undivided right, title and interest in the internal roads formed within a building site for providing access to sub-divided building sites which do not abut any public road shall vest in the owners of such sub-divided building sites in proportion to their respective ownership.

Provided that, where all such sub-divided building sites are subsequently amalgamated into a single building site in accordance with the Regulations governing amalgamation, the said internal roads shall also stand amalgamated with and form part of the resulting single building site, **provided such amalgamated site has independent access to a public road.**

The owners of other sub-divided building sites which abut such internal road but have independent access to a public road shall have only an **easementary right of access over such internal road**, and such right shall subsist only until the internal road is amalgamated with the single building site resulting from the amalgamation of the sub-divided building sites.

- (vi) Fees as may be prescribed under section 18 (1) of the Act along with such other fees as may be notified by the competent authority from time to time in accordance with any other Act shall be paid to the Authority/City Corporation before plan sanction for sub-division of the building site is issued.
- (b) A building site created after due approval under section 17 of the Karnataka Town & Country Planning Act, 1961, exceeding 2,000 sq. m. but not exceeding 4,000 sq. m. in extent, may be further sub-divided in conformity with sub-clauses (i) to (vi) of Clause (a) above.

Provided that a building site having A-eKhata, exceeding 2,000 sq. m. but not exceeding 4,000 sq. m. in extent, and created without approval under section 17 of the Karnataka Town & Country Planning Act, 1961, may be further sub-divided upon relinquishment of land for parks, play grounds, open spaces, civic amenity sites and the roads in accordance with Chapter 6 of these Regulations. At the option of the applicant, such sub-

division may instead be permitted in accordance with sub-clauses (i) to (v) of Clause (a) above, upon payment to the City Corporation or the Planning Authority, as the case may be, of an amount equivalent to the latest Guidance Value applicable to the land use prescribed for the site under the approved Master Plan, as determined under Section 45B of the *Karnataka Stamp Act, 1957*, for the extent of land otherwise required to be relinquished for parks, play grounds, open spaces, civic amenities and roads.

- (c) Building site with extent more than 4000 sq.m may be further sub-divided as per chapter 6 of these regulations.
- (d) Where a vacant converted plot or a plot with building is proposed to be sub-divided but which does not have A-Khata nor has approval under section 17 of the Act, then single plot approval or sub division layout approval under section 17 the Act shall be obtained. The subdivision regulations under this chapter shall, thereupon, be followed for sub division of the plot.
- (e) Only after the payment of fee/charges, plan for sub-division of the building site shall be issued and thereupon sub-divided A-khata shall be issued by the city corporation as per the approved sub-division plan.

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

- (a) Two or more building sites are eligible for amalgamation if they abut each other and resulting building site shall be a contiguous building site and not otherwise.
- (b) Where a storm water drain /nala other than primary drain/nala runs between building sites/within a building site but for which amalgamated building site will be a 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.

Provided that, where building sites created by sub-division of an existing building site under **Regulation 6.2** are subsequently amalgamated, any internal road over which the owners of such sub-divided building sites have joint, common and undivided right, title and interest shall, upon such amalgamation, **stand**

amalgamated with and form part of the resulting single building site, and shall cease to be a separate internal road, subject to the resulting amalgamated building site having independent access to a public road.

- (c) In such amalgamated building sites, it shall be permitted to construct cross drainage work for connecting the parts constituting the amalgamated building sites.
- (d) 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.
- (e) 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.
- (f) After the amalgamation of two or more building sites the amalgamated site shall be assigned a single property ID.
- (g) Fees as may be prescribed under section 18 (1) of the Act along with such other fees as may be notified by the competent authority from time to time in accordance with any other Act shall be paid to the Authority/City Corporation before plan sanction for amalgamation of plots is accorded.

(iii) The clause iii Bifurcation and content thereof shall be substituted by the following;

“Approval of Sub-division/bifurcation or Amalgamation

- (a) In case of all sub-divisions including the bifurcations, whether corner or intermediate site, front setback for the resulting site abutting the public road shall be the same as that of the original site and not that of the sub-divided site.
- (b) The Authority shall have the power to approve the sub-division, including bifurcation, and amalgamation of building sites under this Chapter.

Provided that the power as above may be exercised by the concerned officer of the Authority as notified by the Government under section 81 of the Act from time to time.

By Order and in the name of the
Governor of Karnataka

**Digitally signed by
RAJESH S SULIKERI**

Date: 17-10-2026

**13:38:57
(RAJESH S. SULIKERI)**

Under Secretary to Government
Urban Development Department.

To

The Compiler, Karnataka Gazette, Bengaluru, with a request to publish the Notification in the Extra-ordinary Gazette.

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