



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಶುಕ್ರವಾರ, ೦೯, ಅಕ್ಟೋಬರ್, ೨೦೨೬ (ಆಶ್ವಯುಜ , ೧೭, ಶಕವರ್ಷ, ೧೯೪೮) BENGALURU, FRIDAY, 09, OCTOBER, 2026 (AASHWAYUJA , 17, SHAKAVARSHA, 1948)	ಸಂ. ೧೧೩೨ No. 1132
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GOVERNMENT OF KARNATAKA

No. UDD 24 TTP 2025(E)

Karnataka Government Secretariat

Dr. B. R. Ambedkar, Veedhi,

Vikasa Soudha,

Bangalore, Dated:09.10.2026

DRAFT NOTIFICATION

In exercise of the powers conferred under section 13-E of the Karnataka Town and Country Planning Act 1961, The Government of Karnataka proposes to streamline and amend the Zonal Regulations of all the Approved Master plans of Local Planning Areas currently in force (except the regions of GBA, BDA, BMRDA and BMICAPA). This initiative is aimed to incorporate common buffer zones for water bodies. It is published for the information of all persons likely to be affected thereby and notice is hereby given that the said draft will be taken into consideration after thirty days from the date of its publication in the Official Gazette.

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

DRAFT REGULATIONS

Title and Applicability: - (1) These regulations may be called the Amendment to Zoning Regulations of all Approved Master Plan of Local Planning Areas (Excluding the regions of GBA, BDA, BMRDA and BMICAPA).

(2) They shall come into force from the date of their publication in the Official Gazette.

1. Buffer Zones

a) For Lakes / Tanks

A minimum buffer, as specified in the table below, shall be maintained from the outer boundary of the tank for plots adjoining tanks, in accordance with the Karnataka Tank Conservation and Development Authority Act, 2014 (Karnataka Act 32 of 2014);

Buffer zones for Lakes/ Tanks based on the extent.

Sl. No	Extent of Lakes / Tanks (in acre)	Buffer zone from the revenue boundary of the Lake/ Tank (in m)
1	Up to 0.05	0.00
2	Above 0.05 up to 0.10	1.00
3	Above 0.10 up to 1.00	3.00
4	Above 1.00 up to 10.00	6.00
5	Above 10.00 up to 25.00	12.00
6	Above 25.00 up to 100.00	24.00
7	Above 100.00	30.00

b) for Drains / Nalas:

In the Zonal Regulations of the Approved Master Plans, Buffer Zones for Drains / Nalas shall be categorized and maintained as follows:

- **Primary Drain:-**shall mean natural drain/nala as per revenue records meant for carrying storm water, leading from one lake to another lake or leading from one lake to River.
- **Secondary Drain:-**shall mean natural drain/nala as per revenue records meant for carrying storm water, leading to lake or to a primary drain.
- **Tertiary Drain:-**shall mean natural drain/nala as per revenue records meant for carrying storm water, leading to Secondary drain.

Minimum buffer for primary, secondary and tertiary Drain/Nala

Sl. No	Classification	Buffer on the either side from the edge of drain/nala as per Revenue Records (in m).
1	Primary	15.0
2	Secondary	10.0
3	Tertiary	5.0

Whereas drains/nalas leading to tertiary drains shall be maintained as per the revenue records and buffer shall not be insisted for such drains/nalas.

These classifications have been used for the drains identified in the approved master plan. In case has buffer has not been marked in the Master plan for any of the above types of drains, then based on the revenue records, buffer shall be insisted in all such cases without referring the land use plan while according approval for building/development/layout plan. Permission in sensitive areas, if earmarked on the land use plan, shall be considered only by the Authority.

Permitted Activities in Buffer Zones

- Sewage treatment plant(STP),
- Intermediate Sewage Pumping Stations(ISPS)/Wet wells
- Sewage Network/Water Supply Lines
- Road/Bridge
- Electrical Lines and allied works

By Order and in the name of the
Governor of Karnataka

(LATHA.K)

Under Secretary to Government
Urban Development Department