



## **GOVERNMENT OF KARNATAKA**

No. UDD 31 MNJ 2022(E)

Karnataka Government Secretariat,  
Vikasa Soudha,  
Bangalore, Dated:23.05.2022.

### **NOTIFICATION**

Whereas the draft of the Zonal Regulations of Revised Master Plan of Bangalore (Amendment) Regulations, 2022 was published as required by section 13-E of the Karnataka Town and Country Planning Act, 1961(Karnataka Act 11 of 1963), vide Notification No.UDD 31 MNJ 2022, dated:28.03.2022 in the Karnataka Gazette dated:31.03.2022, inviting objections and suggestions from all persons likely to be affected within thirty days from the date of its publication in the official Gazette.

And whereas, the said Gazette was made available to the public on 31.03.2022.

And whereas, the objection and suggestions received in this regard have been considered by the Government.

Now, therefore, in exercise of the powers conferred by Section 13-E of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following regulations further to amend the Zonal Regulations of Revised Master Plan 2015 of Bangalore in force in the Local Planning Area of Bengaluru, namely:-

### **REGULATIONS**

**1. Title, commencement and application.**- (1) These regulations may be called the Zonal Regulations of Revised Master Plan of Bangalore (Amendment) Regulations, 2022.

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

(3) They shall apply to all new constructions including ongoing constructions for which plan approvals and modified plan approvals are granted after commencement of the Zonal Regulations of the Revised Master Plan (Bengaluru) (Amendment) Regulations, 2022.

**2. Amendment of the Zonal Regulations of Revised Master Plan - 2015 of Bangalore.-** In Chapter 3.0 of the Zonal Regulations of Revised Master Plan -2015 of Bangalore as approved by the State Government under section 13 of the Karnataka Town and Country Planning Act, 1961, in regulation 3.1 for the Table 9, the following shall be substituted, namely:-

**“Table 9: All around setbacks for buildings above 11.5 meter height:**

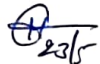
Sl. No.	Height of the building (in meters)	Setbacks		
		Front (in meters)	Rear (in meters)	Sides (in meters)
1	(a) Above 11.5 and up to 15 (for residential buildings with plot size not exceeding 750 sq.m if stilt floor is constructed)	Minimum 3 or as specified in Table 8, whichever is higher	Minimum 2 or as specified in Table 8, whichever is higher	Minimum 1.2 or as specified in Table 8, whichever is higher
	(b) Above 11.5 up to 15 (for all other buildings)	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		

By Order and in the name of the  
Governor of Karnataka

  
(S.Veena)

Under Secretary to Government  
Urban Development Department.

To,

  
The Compiler, Karnataka Gazette, Bangalore, with a request to publish the Notification in the Extra-ordinary Gazette and supply 300 copies to this Department.

Copy to:

1. The Commissioner, BBMP
2. The Commissioner, BDA
3. The Metropolitan Commissioner, BMRDA
4. Director of Town & Country Planning