



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಸೋಮವಾರ, ೨೯, ಡಿಸೆಂಬರ್, ೨೦೨೫ (ಪುಷ್ಯ, ೦೮, ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, MONDAY, 29, DECEMBER, 2025 (PUSHYA, 08, SHAKAVARSHA, 1947)	ನಂ. ೮೪೨ No. 842
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Government of Karnataka

No. UDD 78 MNJ 2024(E)

Karnataka Government Secretariat,
Vikasa Soudha,
Dr. B.R. Ambedkar Veedhi,
Bengaluru, Dated: 29.12.2025.

NOTIFICATION - I

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 with respect to premium FAR in the zonal regulations of the Revised Master plan - 2015, approved by the State Government, applicable to the Local Planning Area of Bengaluru and the Greater Bengaluru.

It is found necessary to bring more clarity relating to utilisation of Premium FAR and TDR in combination or wherever TDR alone may be utilised to achieve the maximum additional FAR.

As per the provisions in the regulations, DRC/TDR may be utilized up to 0.60 times the permissible FAR as additional FAR. In case any person wishes to utilise premium FAR in combination with DRC/TDR, same shall be utilised as per the column (2) and (3) of Table No.27. However, there is no restriction in utilisation of DRC/TDR up to 0.60 times of the permissible FAR, subject to prevailing rules/ regulations. It has come to the notice of Government that there are confusions on the quantum of DRC/TDR that may be utilised independently, whether Premium FAR is utilised or not utilised. To remove these confusions and to bring more clarity in the Regulations, these amendments are proposed.

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, 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

- 1. Title and Commencement.** - (1) These Regulations may be called the Zonal Regulations for the Revised Master Plan, 2015 of the Local Planning Area of Bengaluru and Greater Bengaluru (Amendment) Regulations 2025.

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

- 2. In the zonal regulations of the approved Revised Master Plan-2015 of the Local Planning Area of Bengaluru and Greater Bengaluru in force, in Chapter 11, the regulation No. 2, Table 27 and the foot note below the Table 27 shall be substituted as below.**

“2. The maximum Premium FAR for plots abutting defined road widths as well as the maximum permissible additional FAR for a given plot in combination with DRC/TDR shall be as given in the table below.

Table No. 27

Areas as defined by the Road width (in m) where Premium FAR may be sanctioned.	The maximum additional FAR permitted by utilising TDR alongwith Premium FAR	In case Premium FAR is used without using TDR, maximum additional FAR allowed out of column (2)
(1)	(2)	(3)
>9 <=12	0.60	0.20
>12 <18	0.60	0.40
=>18	0.60	0.40

Entries in column (2) and (3) are in multiples of permissible FAR.

Note 1 & Note 2 shall apply”.

- 3. For Regulation No. 3 the following shall be substituted. –**

“3. The Premium FAR shall be granted by the respective City Corporations in Greater Bengaluru Area within their jurisdiction.

Provided that, beyond the local planning area of Greater Bengaluru, the concerned Planning Authority shall be the competent authority to grant Premium FAR”.

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)

Government of Karnataka

No. UDD 78 MNJ 2024(E)

Karnataka Government Secretariat,
Vikasa Soudha,
Dr. B.R. Ambedkar Veedhi,
Bengaluru, Dated: 29.12.2025.

NOTIFICATION – II

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 with respect to premium FAR in the Zonal regulations of approved Master Plan of the Local Planning Area of Bengaluru-Mysuru Infrastructure Corridor Area Planning Authority (BMICAPA).

It is found necessary to bring more clarity relating to utilisation of Premium FAR and TDR in combination or wherever TDR alone may be utilised to achieve the maximum additional FAR.

As per the provisions in the regulations, DRC/TDR may be utilized up to 0.60 times the permissible FAR as additional FAR. In case any person wishes to utilise premium FAR in combination with DRC/TDR, same shall be utilised as per the column (2) and (3) of the Table. However, there is no restriction in utilisation of DRC/TDR up to 0.60 times of the permissible FAR, subject to prevailing rules/ regulations. It has come to the notice of Government that there are confusions on the quantum of DRC/TDR that may be utilised independently, whether Premium FAR is utilised or not utilised. To remove these confusions and to bring more clarity in the Regulations, these amendments are proposed.

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, 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

- 1. Title and Commencement.** - (1) These Regulations may be called the Zonal Regulations of the Local Planning Area of Bengaluru-Mysuru Infrastructure Corridor Area Planning Authority (BMICAPA) (Amendment) Regulations 2025.

(2) They shall come into force from the date of their final Notification in the official Gazette.
- 2. In the zonal regulations of the approved Master Plan in force, in Chapter 5, the regulation No. 2, Table 27 and the foot note below the Table 27 shall be substituted as below.**

“2. The maximum Premium FAR for plots abutting defined road widths as well as the maximum permissible additional FAR for a given plot in combination with DRC/TDR shall be as given in the table 5.9 below.

Table No. 5.9

Areas as defined by the Road width (in m) where Premium FAR may be sanctioned.	The maximum additional FAR permitted by utilising TDR alongwith Premium FAR	In case Premium FAR is used without using TDR, maximum additional FAR allowed out of column (2)
(1)	(2)	(3)
>9 <=12	0.60	0.20
>12 <18	0.60	0.40
=>18	0.60	0.40

Entries in column (2) and (3) are in multiples of permissible FAR.

Note 1 & Note 2 shall apply”.

3. For Regulation No. 3 the following shall be substituted. –

“3. The Premium FAR shall be granted by the respective City Corporations in Greater Bengaluru Area within their jurisdiction.

Provided that, beyond the local planning area of Greater Bengaluru, the BMICAPA shall be the competent authority to grant Premium FAR”.

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)

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Karnataka Government Secretariat,
Vikasa Soudha,
Dr. B.R. Ambedkar Veedhi,
Bengaluru, Dated: 29.12.2025.

NOTIFICATION – III

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 with respect to premium FAR in the zonal regulations of approved Master Plans of the Local Planning Area of Anekal, Kanakapura, Ramanagara, Channapattana, Magadi, Nelamangala, Bengaluru International Airport Area and Hosakote.

It is found necessary to bring more clarity relating to utilisation of Premium FAR and TDR in combination or wherever TDR alone may be utilised to achieve the maximum additional FAR.

As per the provisions in the regulations, DRC/TDR may be utilized up to 0.60 times the permissible FAR as additional FAR. In case any person wishes to utilise premium FAR in combination with DRC/TDR, same shall be utilised as per the column (2) and (3) of the Table. However, there is no restriction in utilisation of DRC/TDR up to 0.60 times of the permissible FAR, subject to prevailing rules/ regulations. It has come to the notice of Government that there are confusions on the quantum of DRC/TDR that may be utilised independently, whether Premium FAR is utilised or not utilised. To remove these confusions and to bring more clarity in the Regulations, these amendments are proposed.

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, 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

- 1. Title and Commencement.** - (1) These Regulations may be called the Zonal Regulations of the Local Planning Area of Anekal, Kanakapura, Ramanagara, Channapatna, Magadi, Nelamangala, Bengaluru International Airport Area and Hosakote (Amendment) Regulations 2025.

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

- 2. In the zonal regulations of the approved Master Plan in force, in the Chapter: PREMIUM F.A.R GRANTED BY LEVY OF PREMIUM CHARGES. the regulation No. 2, Table 27 and the foot note below the Table 27 shall be substituted as below.**

“2. The maximum Premium FAR for plots abutting defined road widths as well as the maximum permissible additional FAR for a given plot in combination with DRC/TDR shall be as given in the table below.

Table

Areas as defined by the Road width (in m) where Premium FAR may be sanctioned.	The maximum additional FAR permitted by utilising TDR alongwith Premium FAR	In case Premium FAR is used without using TDR, maximum additional FAR allowed out of column (2)
(1)	(2)	(3)
>9 <=12	0.60	0.20
>12 <18	0.60	0.40
=>18	0.60	0.40

Entries in column (2) and (3) are in multiples of permissible FAR.
Note 1 & Note 2 shall apply”.

3. For Regulation No. 3 the following shall be substituted. –

“3. The concerned planning authority shall be the competent authority to grant Premium FAR”.

By Order and in the name of the
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(RAJESH S SULIKERI)
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