



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಸೋಮವಾರ, ೦೫, ಜನವರಿ, ೨೦೨೬(ಪುಷ್ಯ, ೧೫, ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, MONDAY, 05, JANUARY, 2026(PUSHYA, 15, SHAKAVARSHA, 1947)	ನಂ. ೦೭ No. 07
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GOVERNMENT OF KARNATAKA

No. UDD 235 MNJ 2025(E)

Karnataka Government Secretariat,
Vikasa Soudha,
Dr. Ambedkar Veedhi,
Bengaluru, date: 05.01.2026

NOTIFICATION

Whereas the draft to amend the zonal regulations of Revised Master Plan-2015 of the local planning area of Bengaluru and Greater Bengaluru, in exercise of the powers conferred under 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 235 MNJ 2025 (E), dated: 11.11.2025 in part-IVA of the Karnataka special Gazette dated: 11.11.2025 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in the official Gazette.

And whereas the said Gazette was available to the public on 11th November, 2025 and whereas the objections received have been considered by the State Government.

Now therefore, in exercise of powers conferred by the 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, namely:-

REGULATIONS

(1) Title and commencement. - (1) These may be called the Zonal Regulations of the Revised Master Plan-2015 of Bengaluru and Greater Bengaluru (Amendment) Regulations 2025.

(2) They shall apply to all existing buildings which have proposals for modification and all new constructions including ongoing constructions for which plan approvals and modified plan approvals are to be granted.

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

(2) Amendment of “Chapter 3.0”-.

In Chapter 3.0: REGULATIONS APPLICABLE TO ALL ZONES-,

a) Clause (ii) & (iii) under regulation 3.1 SETBACKS shall be substituted as below:

- ii. For all types of building with total height up to 12.0m, excluding the stilt floor, the setbacks shall be calculated as per Table 8.
- iii. Table 9 shall be referred to buildings which are more than 12.0 m in total height, to fix the setbacks (to be read with clause 8.1 (a) (iii)). However, for buildings located on plots not exceeding 250 sq.m in area and with a height up to 15 m (including the stilt floor), the setbacks shall be determined as per Table 8.

b) Table 8 and the entries there under shall be substituted as below:

Table 8: Setbacks for buildings with total height upto 12.0 m (excluding stilt floor)

(i) For plot area up to 4000.0 sq.m

Sl. no.	Site Area (in Sq.m)	Setbacks (in m)			
		Front Side	Rear Side	Left Side	Right Side
1	Up to 60	0.75	-	0.60 m on any one side	
2	Above 60 upto 150	0.90	0.70	0.70 m on any one side	
3	Above 150 upto 250	1.0	0.80	0.80	0.80
4	Above 250 upto 4000	12% of the depth of site	8% of the depth of site	8% of the width of site	8% of the width of site

(ii) For plot area above 4000 sq.m: minimum setback of 5.0m on all sides shall be insisted.

c) In Sl.no.1(i)(a) of Table 9 the following shall be substituted:

“For all types of buildings in plot area above 250 sq.m and up to 4000 sq.m”

d) After Table 9 the following shall be inserted as Note:

Note: -

- 1) For plots upto 250sq.m in area, the maximum permissible building height shall be 12.0m excluding the stilt floor.
- 2) The dwelling units and habitable rooms shall comply with the lighting and ventilation requirements specified in the building bye-laws and areas where not specified in the building bye-laws, clause 20 of the Part 3-Development Control Rules and General Building Requirements of National Building Code, 2016 shall be complied with.
- 3) Open staircase can be allowed in setback area in plot size up to 750 sq.m.
- 4) For the plot area upto 4000 sq.m coverage mentioned in chapter 4: Regulations for main land use zones shall not be considered.
- 5) Development Rights(DR)/Transfer of Development Rights(TDR) and Premium FAR may be utilized even in plots of extent upto 250 sq.m, provided, they abut road of width 9.0 m and above.
- 6) For buildings with a height of 15.0 meters and above, up to a maximum height of 21.0 meters (including stilt), the provisions of the National Building Code pertaining to Fire and Life Safety shall be strictly adhered to.
- 7) The setback area shall not be paved or covered by any hard surface which prevents percolation of rainwater, as far as possible.

e) In regulation 3.9) Basement clause (iii) for the sentence “If the minimum setback is more than 2.0 m, then the basement may be extended on all sides except the side abutting the road, provided the minimum setback between the basement and property boundary is minimum 2.0 m” following shall be substituted. -

“iii. The minimum setback for the basement in plots of area up to 4000 sq.m shall be either the minimum setback required for the building as per Table 8/Table 9 or 2.0m whichever is less.

Safety of the neighbouring property while construction of basement shall be taken care of by the owner. In case of any damage or loss made to the neighbouring property the owner shall be liable to set right the damage and to bring such neighbouring property to its original condition.

The property owner shall ensure the safety and structural integrity of adjoining properties during the construction of the basement. In the event of any damage or loss to neighbouring properties resulting from the basement construction, the owner shall be solely responsible for repairing the damage and restoring the affected property to its original condition”.

f) In regulation 3.9) Basement after clause (ix) the following shall be inserted as clause (x).-

- (x) Vehicle parking in basement or at any level of upper floors including terrace area by using lift/ computerized/ mechanized/ hydraulic equipment, for vehicular entry & exit, may be permitted, wherever it is opted by the owner voluntarily without providing for ramp in plots of extent up to 6000 sq.m. In case plot size above 6000 sq.m minimum one ramp of 6.0 m clear width shall be provided in addition to car lift.
 - a) The mechanical equipment/ hydraulic equipment that control the activity shall be placed on the basement floor only.
 - b) The basement floor shall be provided with an exclusive staircase access compulsorily.
 - c) Driveway & parking bay including space reserved for ascension & descension of vehicles along with the space earmarked for accommodating the equipment to operate the mechanism in the basement floor and exclusive staircase access shall be shown in the basement floor plan.
 - d) The applicant shall ensure natural light & ventilation and proper draining facilities in such basement floor as per requirements of National Building Code and such basement floor permitted under clause 3.9 (ii), shall not be utilized for any other purposes other than vehicle parking.
 - e) The applicant shall ensure mechanized/hydraulic equipment and the functioning intact at all the time without fail. However, provision for manual operation & such other mechanism for the same shall also have to be made in order to tackle emergency situation during power failures.
 - f) Ensuring operational safety shall be the sole responsibility of the owners only.
 - g) Wherever parking space is provided in stilt or ground floor, parking pits up to a depth of 3.0m, each of size 3x5.5m may be permitted to allow parking of vehicle using mechanized or hydraulic equipment.
 - h) Arrangement for operation of the mechanical & hydraulic equipment shall be made by the owner. Ensuring operational safety shall be the responsibility of the owner only.
 - i) Fire safety measures shall be ensured by the owner as per National Building Code.
 - j) The structural designs shall be made as per the IS Code requirements and the same shall be certified by the registered structural engineer.

- k) Wherever mechanical parking is provided the driveway shall be a minimum of 5.0 m. and for normal parking the driveway shall be minimum of 3.0m.
- l) Basements shall not be permitted in the flood prone areas/low lying areas as notified by the competent authority.

g) In regulation 3.10 Ramps

- a) In clause (i) for the numerical and letter “2.0 m” following shall be substituted. -
“2.0 m or setback whichever is less”
- b) After clause (ii) the following shall be inserted. -
(iii) in case of plot area upto 1000 sq.m the ramp may be allowed upto the common property line.

h) In regulation 3.10 Ramps the following shall be inserted after clause (ii)

- iii) (a) In case basement is permitted as mentioned under clause 3.9 (x) without providing ramps for entry and exit of vehicles, mechanized and hydraulic equipment for ascension & descension of vehicles shall be provided at owner’s risk for vehicular parking in the parking floor/basement floor.
(b) The platform that carries vehicles for ascension & descension for parking in such basement floor shall be of a minimum size 3.0m x 5.5m.
- 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 & No. of Entry & Exit Ramps
1	Up to 25	3.5 m wide, 01ramp
2	Up to 200	3.5 m wide, 02 ramps or 6 m wide, 01 ramp
3	Up to 400	3.5 m wide, 04ramps or 6 m wide, 02 ramps
4	Up to 800	3.5 m wide, 06 ramps or 6 m wide, 03 ramps
5	Above 800	3.5 m wide, 08 ramps or 6 m wide, 04 ramps

(3) Amendment of Chapter 4:

In chapter 4-REGULATIONS FOR MAIN LAND USE ZONES:

- a) In regulation 4.1 RESIDENTIAL (MAIN), under 4.1.2 after Table-10 ii) Notes: for clause (b) the following shall be substituted.-

“ (b) if the road width is less than 9.0 m., then the maximum height is restricted to 15.0m (including stilt floor) irrespective of the FAR permissible”.

- b) In regulation 4.1 RESIDENTIAL (MAIN), under 4.1.2 after Table-10 ii)
Notes: for clause (c) the following shall be substituted.-

“(c) **In Ring III:** on plot size above 360 sq.m and upto 750 sq.m apartment consisting of maximum of 8 dwelling units may be permitted and in plot area above 750 sq.m apartment may be permitted.

In Ring I, II & III: on plot size above 200 sq.m and below 360 sq.m apartment consisting of maximum 6 dwelling units may be permitted.

Provided, in Ring I & II on plots of size 360 sq.m and above, apartment may be permitted.

In all the above cases minimum road width shall be 9.0 m.

- c) In regulation 4.5 MUTATION CORRIDORS, in table 15, plot size for sl.no.1 & 2, “12000 sq.m” shall be substituted as “10000 sq.m”.
- d) In regulation 4.7 INDUSTRIAL I (GENERAL), table 16 shall be substituted as below:

Table 16

Sl no	Size of the plot (sq.m)	Ground cover	FAR	Setback	
				Setback Front	Rear and sides
1	Upto 500	75%	1.50	12% of depth of site	8% of the depth/width of site”
2	Above 500 upto 1000	60%	1.25	4.50	4.50
3	Above 1000 upto 3000	50%	1.00	6.00	6.00
4	Above 3000	45%	1.00	10.00	8.00

By Order and in the name of the
Governor of Karnataka

(RAJESH S. SULIKERI)

Under Secretary to Government
Urban Development Department.