



# ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು  
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ೧೨, ಜೂನ್, ೨೦೨೫( ಜ್ಯೇಷ್ಠ , ೨೨ ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, THURSDAY, 12, JUNE, 2025(JYAISTHA, 22, SHAKAVARSHA, 1947)	ನಂ. ೩೫೫ No. 355
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## GOVERNMENT OF KARNATAKA

No. UDD 31 MNJ 2022(E)

Karnataka Government Secretariat,  
Vikasa Soudha,  
Dr. B.R. Ambedkar Veedhi,  
Bengaluru, Dated: 12.06.2025.

### **NOTIFICATION**

The draft of the following regulations further to amend the Zonal Regulations of Revised Master Plan, 2015 of the Local Planning area of Bengaluru, which the Government of Karnataka proposes to make in exercise of the powers conferred by section 13-E of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) is hereby 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 the expiry of thirty days from the date of its publication in the official Gazette.

Any objection or suggestion which may be received by the State Government from any person with respect to the said draft before the expiry of the period specified above will be considered by the State Government. Objections and suggestions may be addressed to the Additional Chief Secretary to Government, Urban Development Department, Vikasa Soudha, DR. B.R. Ambedkar Veedhi, Bengaluru-560001.

## DRAFT REGULATIONS

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

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

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

(4) In case of the existing buildings or buildings under construction, the ground floor may be converted into stilt parking and the height of the stilt floor shall not be considered for computing the total height of the building. In such cases mechanical car parking compulsion may be exempted and modified sanction or sanction for alteration may be approved accordingly. However, the height of such stilt floor shall not exceed 4.50 m in any case.

**2. Amendment of Technical Terms and Definitions.-** In the Zonal Regulation of the Revised Master Plan, 2015 of the Local Planning area of Bengaluru (hereinafter referred to as the said regulations), under the heading "Technical Terms and Definitions", in Sl. No. 40, for the figures, letters and words "less than 2.4 mtrs", the figures, letters and words "upto 4.5 mtrs" shall be substituted.

**3. Amendment of regulation 3.1.-** In the said regulations, in Chapter 3.0, in regulation 3.1, for the Table 9 and the entries relating thereto, the following shall be substituted, namely:-

**“Table 9: All round setbacks for buildings above 11.5 m. height**

Sl. No.	Height of the building (in m.)	Setbacks		
		Front (in m.)	Rear (in m.)	Sides (in m.)
1.	(i) Above 11.50 up to 15.00 wherever stilt floor is constructed,-	Minimum 1.50 or as specified in Table 8	Minimum 1.00 or as specified in Table 8	Minimum 1.00 or as specified in Table 8

	(a) for all type of buildings in plot size upto 4,000 sq.m	whichever is higher	whichever is higher.	whichever is higher.
	(b) for all type of buildings in plot size above 4,000 sq.m	5.0		
	(ii) Above 11.50 up to 15.00 wherever stilt floor is not constructed.	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		

**4. Amendment of regulation 8.1.-** In the said regulations, in Chapter 8, in regulation 8.1, in clause (a),-

(i) for sub-clause (iii), the following shall be substituted namely:-

“(iii) When stilt parking is provided, the height of the stilt floor shall be upto 4.50 mtrs measured from floor level to ceiling and the height shall not be considered for computing the total height of the building:

Provided that the total height of the building does not exceed 15mtrs, irrespective of the plot size.”

(ii) after sub-clause (v), the following shall be inserted, namely;

“(vi) The stilt floor shall be compulsorily used for vehicle parking only.

(vii) Misuse of the stilt floor shall not be permitted under any circumstances. In case of misuse of the stilt floor, action shall be initiated as per law against such violations including closure of the stilt floor and Bengaluru Electricity Supply Company (BESCOM) and Bengaluru Water Supply and Sewerage Board (BWSSB) shall not provide service connections for such buildings.

(viii) In the case of non-residential buildings, if stilt floor is misused for any other purpose other than parking, trade licenses shall be confiscated or shall not be issued.

(ix) Wherever stilt floor is exempted from the building height calculation, in such cases each mechanical car parking slot (one above the other) provided shall be considered as one car parking requirement under Table 23.”

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)