



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ಬಿಶೇಷ ರಾಜ್ಯ ಪತ್ರ

ಭಾಗ - III	ಬೆಂಗಳೂರು, ಸೋಮವಾರ, ಮಾರ್ಚ್ ೨೩, ೨೦೧೫ (ಚೈತ್ರ ೦೨, ಶಕ ವರ್ಷ ೧೯೩೭)	ನಂ. ೨೩೦
Part - III	Bengaluru, Monday, March 23, 2015 (Chaithra 02, Shaka Varsha 1937)	No. 230

URBAN DEVELOPMENT SECRETARIAT

NOTIFICATION

No: UDD 105 MNJ 2008, Bangalore, Dated:20/03/2015

As the matter has come up for hearing before the Hon'ble High Court wherein it was observed that the above mentioned Notification No.UDD 105 MNJ 2008 dated 11/12/2014 is not in conformity with the affidavit filed by the BDA on 19/02/2014 and as such, in the light of the W.P.2661/2015 (PIL) being filed on the above issue, the notification issued earlier is hereby withdrawn with immediate effect with a condition that all the proposals approved consequent to the Notification stand cancelled. As per the affidavit filed by the BDA, the zoning regulations of Bengaluru in the Revised Master Plan 2015 and amendments, regulations 2014 are amended as below:

- 1) No commercial activity of whatsoever nature shall be allowed in residential main and residential mixed zones in the three rings, viz., Ring No.1, Ring No.2 and Ring No.3 if road width is less than 40 feet.
- 2) The ancillary usage shall be permitted in residential main and residential mixed zones in Ring No.1 and Ring No.2 upto 20% of the built up area or 50 sq mtrs whichever is lower provided the width of the road is above 40 feet.
- 3) In Ring No.3, the ancillary usages may be permitted as the main use in residential main and in residential mixed zones if the plot size is more than 1000 sq. Mtrs., having frontage of 10 mtrs. Or more and if the width of the road is more than 60 feet.
- 4) The ancillary usages are shown in the table below:

Sl. No.	Permissible uses
1	<p>Table 1: Permissible land use in Residential category</p> <ol style="list-style-type: none"> 1) Plotted residential developments 2) Villas, semi detached houses 3) Apartments, Hostels, Dharmashala 4) Multi Dwelling Housing, Service Apartments. 5) Group Housing [Development Plans] 6) Bus bays, Auto stand, Bus shelters information kiosk 7) Metro stations, parking areas 8) Multi level car parking as part of residential apartments to cater the needs of residents only

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4.1.2] Regulations

(i) Permissible land uses: In Ring-I and II

- Main land use - R
- Ancillary land uses allowed are:-
 1. Petty shops, Newspaper, Stationery and Milk booth, Vulcanizing shops
 2. STD/FAX/Internet Centre / ATM centers
 3. Hair Dressing and Beauty parlors
 4. Offices / Clinics belonging to professional services category and self owned
 5. Tailoring, Dry cleaners
 6. Bakery and Sweetmeat shop
 7. Pathological Labs
 8. Retail shops and hardware shops
 9. Banks, Insurance and Consulting and Business Offices.
 10. Mutton and Poultry stalls, Cold storages
 11. Job typing / Computer training institutes, Cybercafé, Internet browsing
 12. Uses for small repair centers- electronic, mechanical automobile etc,
 13. Photo studio
 14. All uses under I-1
 15. Sub offices of utilities & Urban amenities

- Ancillary use is allowable upto 20% of the total built up area or 50 sq.m whichever is lower only in plots abutting to roads having width 12m or more

(ii) Permissible Land uses: In Ring-III

- Main land use - R and T1
- Ancillary land use category: C2, I-2 and U3
- Ancillary use is allowable upto 20% of the total built up area or 50 sqm whichever is lower only in plots abutting to roads having width 12m or more
- If the plot size is more than 1000sqm having a frontage of 10m or more abutting road is more than 18m width, then ancillary uses can be used as main use.

4.2.2] Regulations

(i) Permissible land uses: In Ring-I and II:-

- Main land use - R
- Ancillary Land uses allowed are:-
 1. Petty shops, Newspaper, Stationery and Milk booth, Vulcanizing shops
 2. STD/FAX/Internet Centre / ATM centers
 3. Hair Dressing and Beauty parlors
 4. Offices / Clinics belonging to professional services category and self owned
 5. Tailoring, Dry cleaners
 6. Bakery and Sweetmeat shop
 7. Pathological Labs
 8. Retail shops and hardware shops
 9. Banks, Insurance and Consulting and Business Offices.
 10. Mutton and Poultry stalls, Cold storages

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	<p>11. Job typing / Computer training institutes, Cybercafé, Internet browsing</p> <p>12. Uses for small repair centers- electronic, mechanical automobile etc,</p> <p>13. Photo studio</p> <p>14. All uses under I-1</p> <p>15. Sub offices of utilities & Urban amenities</p> <ul style="list-style-type: none"> • Ancillary use is allowable upto 20% of the total built up area or 50 sqm whichever is lower only in plots abutting to roads having width 12m or above. <p>4.2.2] Regulations</p> <p>(i) Permissible Land use: In Ring-III</p> <ul style="list-style-type: none"> • Main land use category - R • Ancillary land use category: C3, I-2, T2 and U4 • Ancillary uses allowable upto 30% of the total built up area • If the plot size is more than 1000sqm having a frontage of 10m or more and abutting road is more than 18m width, then ancillary uses can be used as main use.
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N. NARASIMHAMURTHY
Under Secretary to Government
Urban Development Department