

PROCEEDINGS OF THE GOVT. OF KARNATAKA

Sub. : Approval of Revised Master Plan-2015 for the Local
Planning Area of Bangalore. 00013J

- Read : 1) Govt. Order No. UDD 139 MNJ 1994
dated 05-01-1995.
- 2) Letter No. BDA/TPM/MSD1/RCDF/2850/2004-05
dated 18-12-2004 from Bangalore Development
Authority.
- 3) Govt. Order No. UDD 540 Bem AA Se 2004 dated
10-06-2005.
- 4) Notification No. BDA/TPM/RCDF/1137/2005-06
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- 5) Govt. Order No. UDD 540 Bem AA Se 2004
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- 6) D.O. letter No. BMRDA/BDA/M-Plan/2006-07
dated 07-02-2007 from the Commissioner, BMRDA.
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- 8) D.O. letter No. UDD 540 Bem AA Se 2004 Dated:22-
06-2007 from Prl. Secretary to Govt., Urban
Development Department.
- 9) D.O. Letter No. Bem AA Pra/NaYoSa/1271/2007-08
Dated 23-06-2007 from Bangalore Development
Authority.

PREAMBLE

Section 13(D) of the Karnataka Town and Country Planning Act stipulates revision of Comprehensive Development Plan atleast once in 10 years from the date on which the last Comprehensive Development Plan has come into force. Accordingly, the existing Master Plan for the Bangalore Metropolitan Area namely Revised

Comprehensive Development Plan 1995 approved vide Govt. Order dated 05-01-1995 read at Sl. No. (1) required to be revised since the currency of the Master Plan was expiring. The revision of Master Plan is necessitated in view of rapid urbanization warranting huge infrastructure, housing, industry, commercial activities, etc. calling for zonal changes to facilitate orderly development of city, taking into consideration the possible future growth for the next one decade. However, with the rapid growth of Bangalore in the intervening years, BDA being the designated Planning Authority for the Metropolitan Planning Area (MPA) embarked on revision of CDP. This appraisal was facilitated by the availability of output from a Mapping project undertaken by BDA through the NRSA in 1998. With the availability of base maps on a 1:2000 scale, and with BDA enlisting the help of M/s SCE, a French consultancy firm under assistance available in the Indo French protocol, a Draft Plan was prepared by the Bangalore Development Authority under Section 13 of the Karnataka Town and Country Planning Act. Further, the said Draft Plan was submitted to the Government vide letter dated 18-12-2004 read at (2) above and it has been provisionally approved vide Govt. Order dated 10-06-2005 read at Sl. No.(3) above. Consequently, the Bangalore Development Authority vide Notification read at Sl. No. (4) above, published a Draft Master Plan inviting objections/suggestions from the general public. The Bangalore Development Authority received 6,600 individual objections. Further, an Advisory Committee under the Chairmanship

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Based on the suggestions of Core Group, the Vision Document was revised besides fine tuning and reappraising the zonal regulations.

Bangalore has been substantially affected by globalization and rapid urbanization over the last decade. With an anticipated population of 9.9 million in the year 2021, the demand on services and the quality of life in the city is not confined to the central core area or the erstwhile Bangalore Mahanagara Palike jurisdiction but spreads beyond into the peri-urban areas, the Metropolitan Area and outwards, into the Bangalore Metropolitan Region. With the emergence of the Bangalore Mysore Infrastructure Corridor, the Bangalore International Airport, planned ring roads and satellite townships, urbanization is no longer confined to the Bangalore Metropolitan Area and is expected to spread into the Bangalore Metropolitan Region (BiMR).

In line with the approach to developing the city into an international metropolis, the current Master Plan adopts a more integrated approach in terms of economic, environmental and societal factors. The Plan incorporates a more cyclical model that accord with the holistic principles of Smart Development and more prudent use of resources. The planning is more participatory, founded on the principles of collaboration and consensus building and scope for all stakeholders to be involved in the decision making process-the planning methodology attempts to ensure that neighborhoods, the city and the region accommodates growth in

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hawking/informal sector, mixed land usage, housing and shelter, transportation, redevelopment of lakes and urban afforestation, safe sanitation, water supply, energy and power, urban community upgrading, no development zone, health and education, art and culture, etc.

The Bangalore Development Authority in their letter dated 23-06-2007 read at (9) above, has confirmed that the necessary changes sought in Govt. Letter dated 22-06-2007 read at (8) above has been incorporated. The proposed Master Plan 2015 consists of following components;

- 1) Vision Document
- 2) Zoning Regulations
- 3) 47 District Planning Maps (77)
Proposed Land Use Maps.
- 4) Planning District Report

In the circumstances explained above, Govt. has comprehensively examined the proposal submitted by the Bangalore Development Authority and hence, this order.

GOVT. ORDER NO. UDD 540 BEM AA SE 2004, BANGALORE,
DATED : 25th JUNE 2007

After careful consideration of the proposal, In exercise of powers vested under Section 13 (3) of the Karnataka Town & Country Planning Act, 1961, the Revised Master Plan-2015 prepared

ways that are economically sound, environmentally responsible and socially supportive of community liveability, now and in the future. The Master Plan therefore addresses long-term sustainable development through the following directive principles. 000173

- **Nature.** Natural and hydraulic balances must be respected allowing controlled urbanization in plateau areas and also the management and usage of ground water.
- **Economic Efficiency.** Economic competitiveness to facilitate quality spaces for the service sectors, industrial activity, advanced technology training and distribution of transport and logistic facilities must be achieved.
- **Social Equity.** The principle of equal access to infrastructure facilities, public transportation and safe decent houses for the economically weaker sections must be ensured.
- **Historical Heritage.** Rapid changes and economic activity need to be monitored and managed so that the Bangalore's heritage is conserved.

Based on the directive principles, the Master plan was developed to address the overall vision for the City. The overall vision gives scope for urban integration, industries and services,

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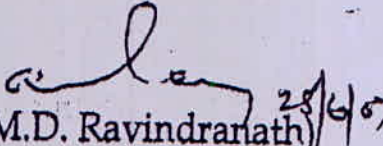
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A Committee under the Chairmanship of Chief Secretary shall be constituted for periodical review and monitoring of effective implementation of Master Plan 2015.

Further, approval and confirmation is accorded for the Revised Master Plan-2015 by affixing seal and signature of Government on all the four volumes containing Proposed Land Use Plans.

By Order and in the Name of the
Governor of Karnataka


(M.D. Ravindranath) 28/6/07

Joint Secretary to Government
Urban Development Department

To

- 1) The Compiler, State Gazette, with a request to publish the Revised Master Plan in Special Gazette.
- 2) The Chief Secretary to Government, Vidhana Soudha, Bangalore.
- 3) The Metropolitan Commissioner, Bangalore Metro Regional Development Authority, Bangalore.
- 4) The Commissioner, Bangalore Development Authority, Bangalore.
- 5) The Additional Chief Secretary to Government, Vidhana Soudha, Bangalore.
- 6) The Additional Chief Secretary and Development Commissioner, Vidhana Soudha, Bangalore.
- 7) The Additional Chief Secretary to Government, Energy Department, Vikasa Soudha, Bangalore.
- 8) All Principal Secretaries/Secretaries to Government.

184

by the Local Planning Authority, i.e. Bangalore Development Authority is approved with the following details;

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	Land use	Area in Sq.km.	%
1	Residential		
	1.1 Residential (main)	338.41	42.30
	1.2 Residential (mixed)	55.94	6.99
2.	Commercial	34.60	4.32
3.	Industrial		
	3.1 Industrial (General)	39.78	4.97
	3.2 Industrial (Hi-tech)	47.25	5.91
4.	Public and Semi Public	39.13	4.89
5.	Traffic & Transportation (T&T)	114.16	14.27
6.	Public Utilities (PU)	11.53	1.44
7	Park and Open Space (P)	90.69	11.34
8.	Unclassified (UC)	28.52	3.56
9.	Agricultural land, water sheet (Green belt)	419.50	
	Total	1219.50	100.00

- 1) Urbanisable area - 800.00 Sq. Kms
 2) Agriculture Zone - 419.50 Sq.Kms.
 Area of LPA - 1219.50 Sq. Kms

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12-10-84

183

000176

- 9) The Commissioner, Bruhath Bangalore Mahanagara Palike, Bangalore.
- 10) The Director of Town Planning and Secretary, State Town Planning Board, Bangalore.
- 11) The Housing Commissioner, Karnataka Housing Board, Cauvery Bhavan, Bangalore.
- 12) The Regional Commissioner, Bangalore Region, Bangalore.
- 13) The Chairman, Bangalore Water Supplies & Sewerage Board, Bangalore.
- 14) The Managing Director, Bangalore Metro Rail Corporation Limited, Bangalore.
- 15) The Managing Director, Karnataka Urban Infrastructure Development & Finance Corporation, Bangalore.
- 16) The Deputy Commissioner, Bangalore (Urban)/(Rural) District, Bangalore.
- 17) The Commissioner, Commerce & Industries Department, Bangalore.
- 18) The Executive Officer, Karnataka Industrial Area Development Board, Bangalore.
- 19) The Joint Secretary (Cabinet), Department of Cabinet Affairs, Vidhana Soudha, Bangalore. (Subject No. C:245/2007 dated 15-06-2007)
- 20) The Secretary, Karnataka Slum Clearance Board, Bangalore.
- 21) The Managing Director, BESCO, Bangalore.
- 22) The Member Secretary, Karnataka State Pollution Control Board, Bangalore.
- 23) S.G.F./Spare Copies.

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000185

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ಪತ್ರಿಕೆ

ಭಾಗ - I	ಬೆಂಗಳೂರು, ಮಂಗಳವಾರ, ಜೂನ್ ೨೬, ೨೦೦೭ (ಆಷಾಢ ೫, ಶಕ ವರ್ಷ ೧೯೨೯)	ನಂ. ೧೦೩೭
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- **Social Equity.** The principle of equal access to infrastructure facilities, public transportation and safe decent houses for the economically weaker sections must be ensured.
- **Historical Heritage.** Rapid changes and economic activity need to be monitored and managed so that the Bangalore's heritage is conserved.

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Based on the directive principles, the Master plan was developed to address the overall vision for the City. The overall vision gives scope for urban integration, industries and services, hawking/informal sector, mixed land usage, housing and shelter, transportation, redevelopment of lakes and urban afforestation, safe sanitation, water supply, energy and power, urban community upgrading, no development zone, health and education, art and culture, etc.

The Bangalore Development Authority in their letter dated 23-06-2007 read at (9) above, has confirmed that the necessary changes sought in Govt. Letter dated 22-06-2007 read at (8) above has been incorporated. The proposed Master Plan 2015 consists of following components:

- 1) Vision Document
- 2) Zoning Regulations
- 3) 47 District Planning Maps (77) Proposed Land Use Maps.
- 4) Planning District Report

In the circumstances explained above, Govt. has comprehensively examined the proposal submitted by the Bangalore Development Authority and hence, this order.

**GOVT. ORDER NO. UDD 540 BEM AA SE 2004, BANGALORE,
DATED : 25th JUNE 2007**

After careful consideration of the proposal, In exercise of powers vested under Section 13 (3) of the Karnataka Town & Country Planning Act, 1961, the Revised Master Plan-2015 prepared by the Local Planning Authority, i.e. Bangalore Development Authority is approved with the following details:

	Land use	Area in Sq.km.	%
1	Residential		
	1.1 Residential (main)	338.41	42.30
	1.2 Residential (mixed)	55.94	6.99
2.	Commercial	34.60	4.32
3.	Industrial		
	3.1 Industrial (General)	39.78	4.97
	3.2 Industrial (Hi-tech)	47.25	5.91
4.	Public and Semi Public	39.13	4.89
5.	Traffic & Transportation (T&T)	114.16	14.27
6.	Public Utilities (PU)	11.53	1.44
7	Park and Open Space (P)	90.69	11.34
8.	Unclassified (UC)	28.52	3.56
9. •	Agricultural land, water sheet (Green belt)	419.50	
	Total	1219.50	100.00

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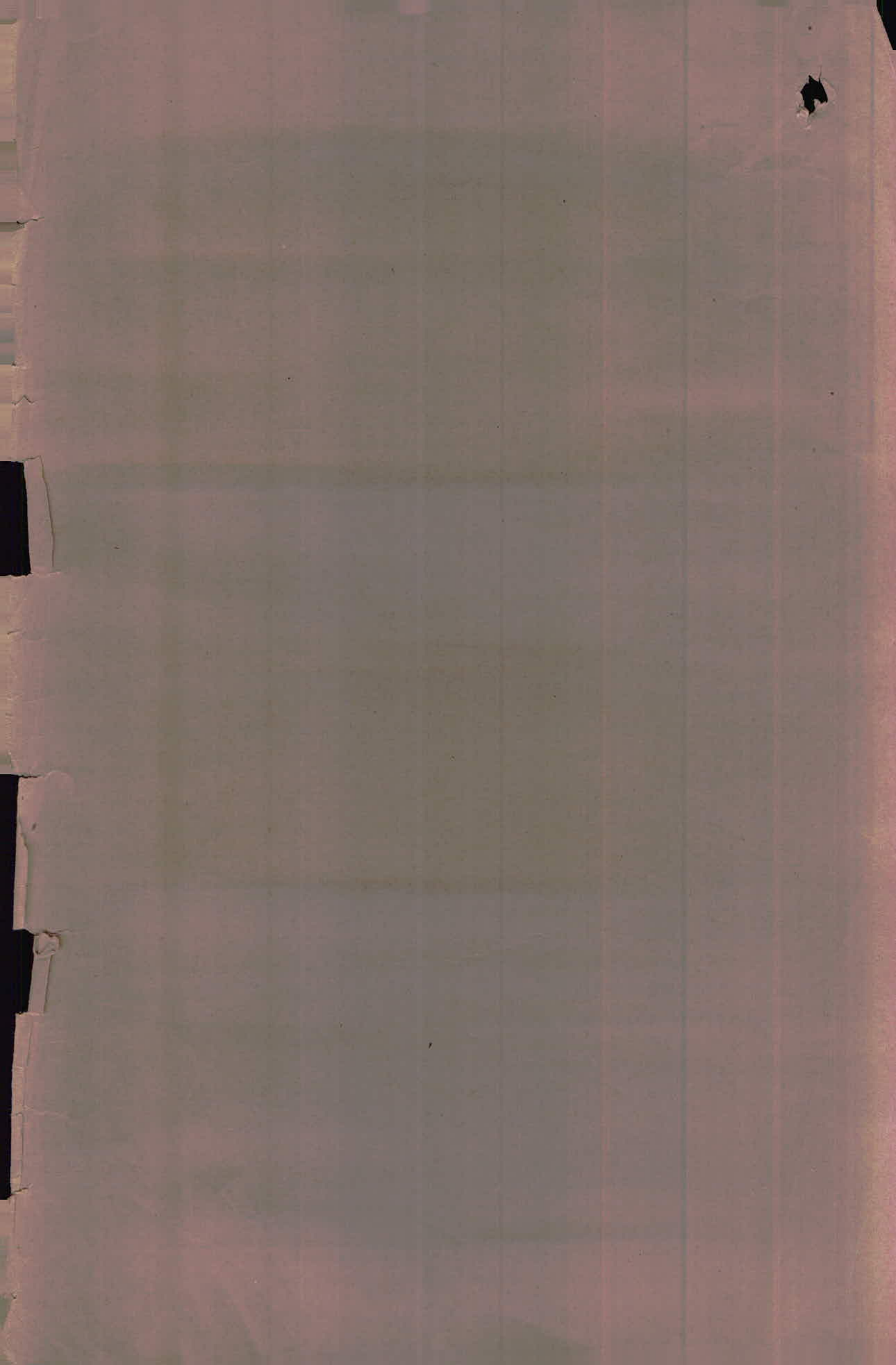
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Karnataka Town and Country Planning Act. Further, the said Draft Plan was submitted to the Government vide letter dated 18-12-2004 read at (2) above and it has been provisionally approved vide Govt. Order dated 10-06-2005 read at Sl. No.(3) above. Consequently, the Bangalore Development Authority vide Notification read at Sl. No. (4) above, published a Draft Master Plan inviting objections/suggestions from the general public. The Bangalore Development Authority received 6,600 individual objections. Further, an Advisory Committee under the Chairmanship of Sri P.S.S. Thomas, IAS, (Retd) Advisor, Planning Commission was constituted vide Govt. Order dated 21-06-2005 read at (5) above, to examine the objections/suggestions and thereafter to submit a comprehensive report to the Government. The Committee reviewed the objection/suggestion received from various sources and wherever necessary such suggestions were incorporated in their report. The report submitted by the Advisory Committee with due recommendations was given wide publicity through print and electronic media. The Bangalore Development Authority having incorporated the recommendations and suggestions of the Committee in the Draft Master Plan 2015 placed the RMP-2015 before the Authority meeting and thereafter submitted to the Government through BMRDA as required under Section 81 (c) of the Karnataka Town and Country Planning Act 1961. BMRDA vide its letter dated 07-02-2007 read at (6) above, forwarded the Master Plan received from the BDA for according final approval to the Master Plan under Section 13(3) of KTCP Act by the Government. The BMRDA's recommendations/suggestions on various aspects opened further debates on the issue of integrating the proposed zonal regulations and land use plan with the Vision Document. A Core Group was constituted vide Govt. Order dated 09-03-2007 read at (7) above, under the Chairmanship of Addl. Chief Secretary & Principal Secretary, Energy Department and Administrator, Bruhath Bangalore Mahanagara Palike to furnish recommendations to the Government. Based on the suggestions of Core Group, the Vision Document was revised besides fine tuning and reappraising the zonal regulations.

Bangalore has been substantially affected by globalization and rapid urbanization over the last decade. With an anticipated population of 9.9 million in the year 2021, the demand on services and the quality of life in the city is not confined to the central core area or the erstwhile Bangalore Mahanagara Palike jurisdiction but spreads beyond into the peri-urban areas, the Metropolitan Area and outwards, into the Bangalore Metropolitan Region. With the emergence of the Bangalore Mysore Infrastructure Corridor, the Bangalore International Airport, planned ring roads and satellite townships, urbanization is no longer confined to the Bangalore Metropolitan Area and is expected to spread into the Bangalore Metropolitan Region (BMR).

In line with the approach to developing the city into an international metropolis, the current Master Plan adopts a more integrated approach in terms of economic, environmental and societal factors. The Plan incorporates a more cyclical model that accord with the holistic principles of Smart Development and more prudent use of resources. The planning is more participatory, founded on the principles of collaboration and consensus building and scope for all stakeholders to be involved in the decision making process-the planning methodology attempts to ensure that neighborhoods, the city and the region accommodates growth in ways that are economically sound, environmentally responsible and socially supportive of community liveability, now and in the future. The Master Plan therefore addresses long-term sustainable development through the following directive principles.

- **Nature.** Natural and hydraulic balances must be respected allowing controlled urbanization in plateau areas and also the management and usage of ground water.
- **Economic Efficiency.** Economic competitiveness to facilitate quality spaces for the service sectors, industrial activity, advanced technology training and distribution of transport and logistic facilities must be achieved.



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ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ಪತ್ರಿಕೆ

ಭಾಗ - IV-A	ಬೆಂಗಳೂರು, ಶುಕ್ರವಾರ, ಜೂನ್ ೨೯, ೨೦೦೭ (ಆವಾಹ ಲ, ಶಕ ವರ್ಷ ೧೯೨೯)	ನಂ. ೧೦೫೯
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Commissioner, Bangalore Development Authority, Kumara Park West,
T. Chowdaiah Road, Bangalore 560 020.

NOTIFICATION

No. BDA/TPM/1322/2007-08, Bangalore, dated 29th June 2007

Sub: Approval of Revised Master Plan 2015.

Government in their Notification No. UDD 540 BEM AA SE 2004, Bangalore, dt. 25.06.2007 have approved under Section 13(3) of the Karnataka Town and Country Planning Act 1961, the revised Master Plan-2015 of Bangalore Metropolitan Area prepared by Bangalore Development Authority, Bangalore. As required under section 13(4) of the Act and Rule of 44 of the Karnataka Planning Authority Rules, 1965, this Notification is published for information of public and institutions.

The Plans, Zoning Regulations and the report of the Revised Master Plan 2015 is available for inspection by the public in the Planning Section of the Town Planner Member, Bangalore Development Authority, Bangalore. From the date of this Notification, the provisions of the Revised Master Plan-2015 shall have effect and shall govern all changes in the land use and development in the Bangalore Metropolitan Area. The provisions of the Revised Comprehensive Development Plan and Zoning Regulations approved by the Government in Order No. HUD 139 MNJ 94, dated. 05th January 1995 under section 25 & 22(3) shall be deemed to be superseded, as provided in Karnataka Town and Country Planning Act, 1961.

Commissioner
BDA, Bangalore.

ನಿರ್ದೇಶಕರು, ಮುದ್ರಣ, ಲೇಖನ ಸಾಮಗ್ರಿ ಮತ್ತು ಪ್ರಕಟಣೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು.