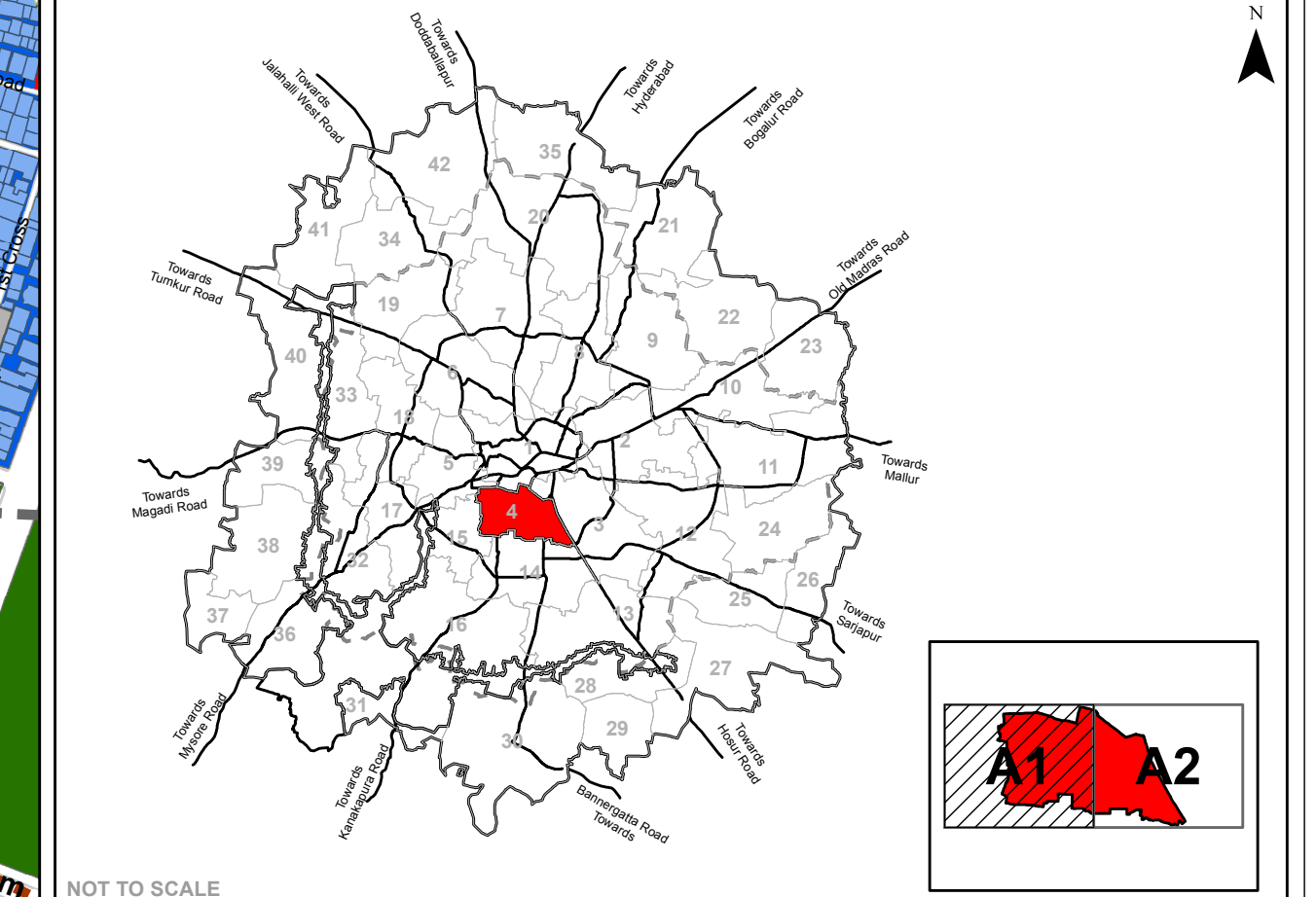
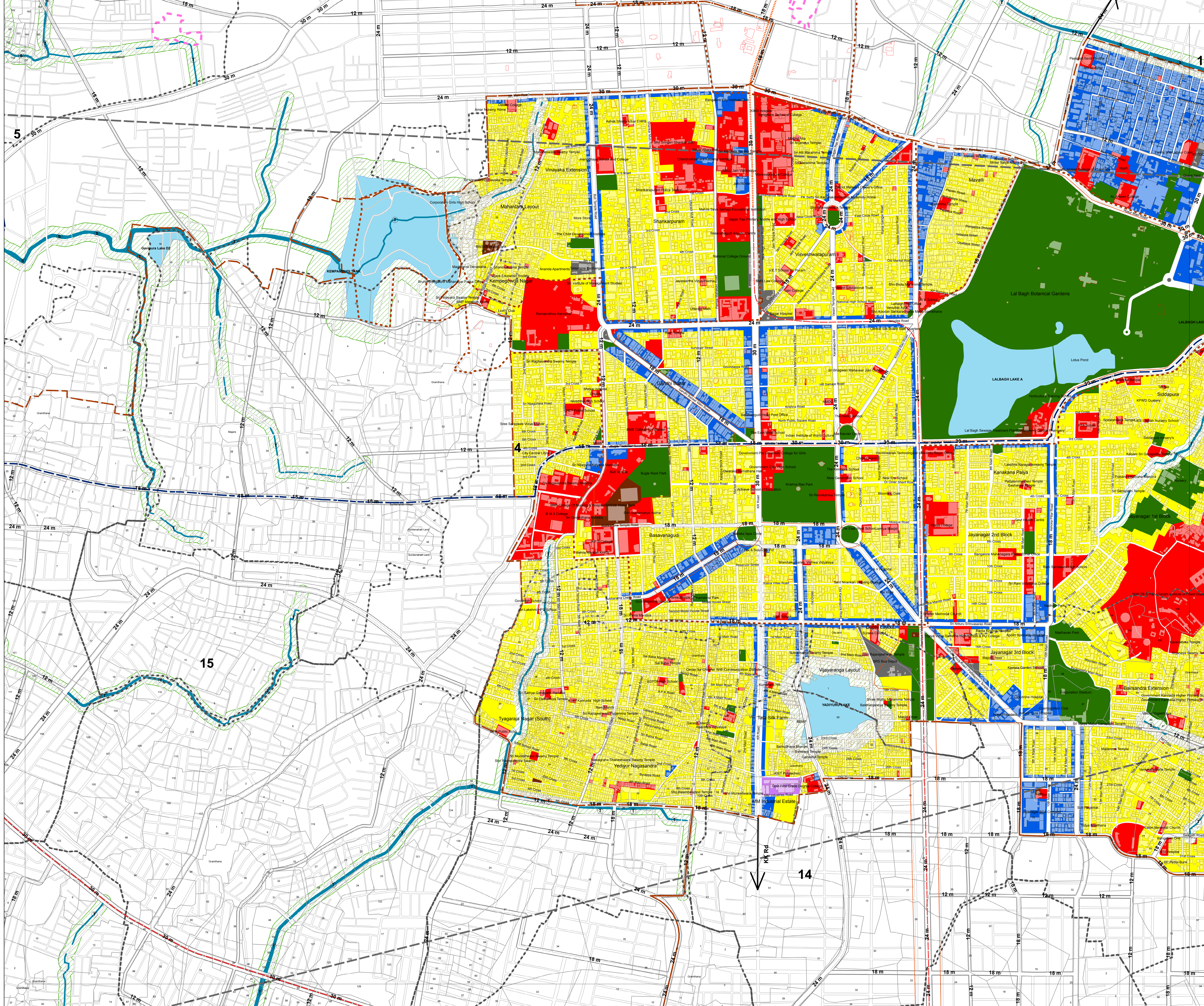


REVISED MASTER PLAN FOR BANGALORE DEVELOPMENT AUTHORITY LOCAL PLANNING AREA - 2031 (DRAFT)
PROPOSED LAND USE MAP
PLANNING DISTRICT : 4
JAYANAGARA - A1



Legend

[Yellow Box]	Residential	[Dashed Line]	LPA of BDA
[Blue Box]	Commercial	[Dashed Line]	BMICAPA Boundary
[Purple Box]	Industrial	[Dashed Line]	BBMP Boundary
[Red Box]	Public & Semi Public	[Dashed Line]	Planning District Boundary
[Grey Box]	Unclassified	[Dashed Line]	Village Boundary
[Brown Box]	Public utility	[Dashed Line]	Special Development Zone (SDZ)
[Green Box]	Open space/ Parks/ Recreation	[Dashed Line]	4 Survey Boundary
[Dark Green Box]	Transport & Communication	[Dashed Line]	Buildings
[Light Green Box]	Agriculture	[Dashed Line]	Over Ground Metro Line
[Dark Green with Trees]	Forest	[Dashed Line]	Under Ground Metro Line
[Blue Box]	Streams / Nala	[Dashed Line]	Mono/Light Rail/BRT (Proposed)
[Light Blue Box]	Water Bodies / Lakes	[Dashed Line]	Metro Line Proposed
[Dashed Red Box]	Airport Funnel Zone	[Dashed Line]	Road Network
[Red with White Outline Box]	Heritage Zones/ Buildings	[Dashed Line]	NGT Buffer
[Pink Box]	Area/Slum Redevelopment	[Dashed Line]	Arkavati Buffer Zone
[Dashed Purple Box]	Gramthana 250 mts Buffer	[Dashed Line]	Catchment Area
[Blue with 'P' or 'S' Box]	Streams P/S/T	[Dashed Line]	Arkavati River
[Green with Trees Box]	Agriculture	[Dashed Line]	Zone_2
[Pink with White Outline Box]	Banneerghatta ESZ	[Dashed Line]	Zone_3
		[Dashed Line]	Zone_4

Proposed Landuse Analysis

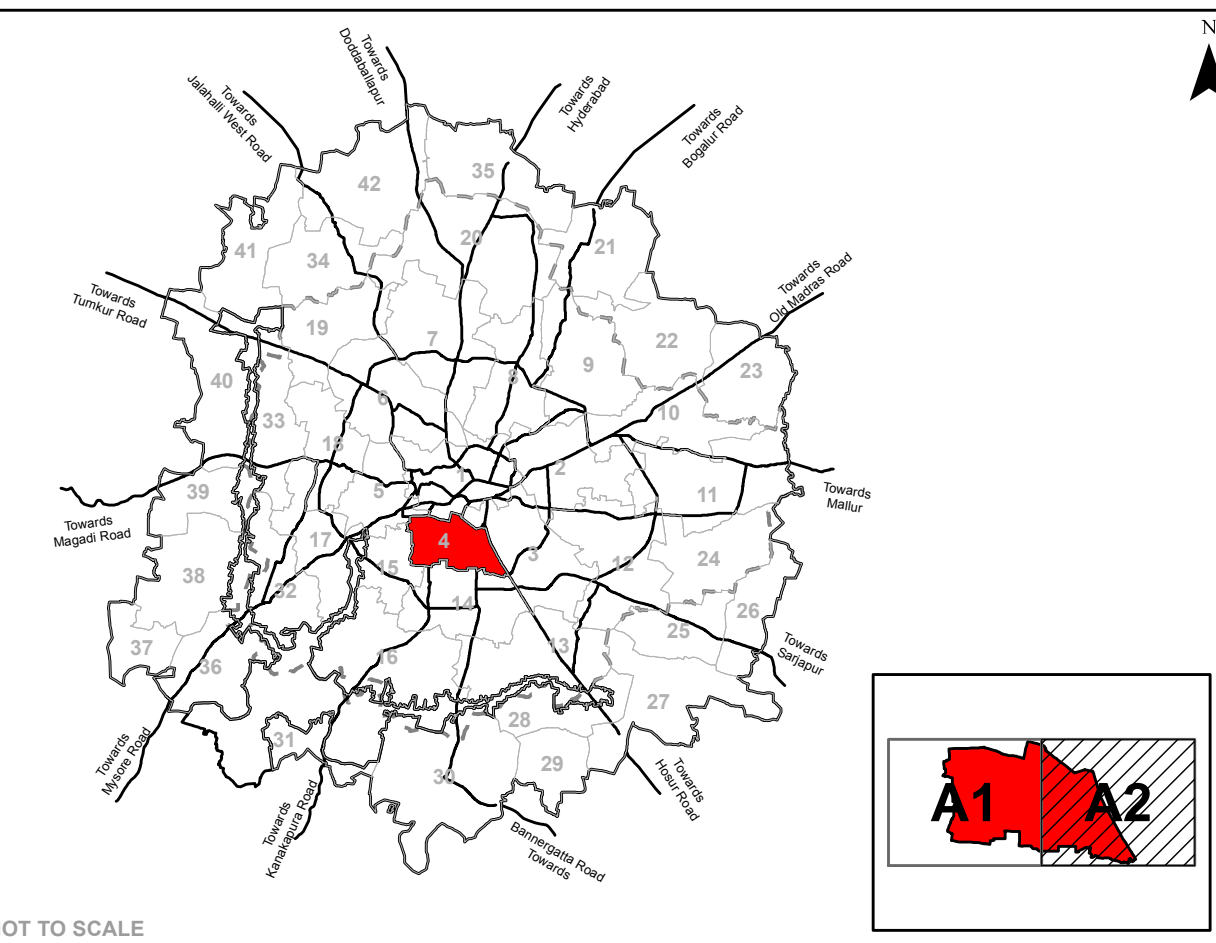
Landuse Category	Area in Hectares	% To Total Developable Area
Residential	603.56	40.73
Commercial	103.54	6.99
Industrial	60.00	4.05
Public & Semi Public	235.14	15.87
Public Utility	0.00	0.00
Parks / open spaces	5.60	0.38
Transport & Communication	119.43	8.05
Forest	252.60	17.05
Streams	0.00	0.00
Water Bodies	3.19	0.22
NGT Buffer	25.47	1.72
Agiculture	73.30	4.95
Total Developable Area	1481.88	100.00
Total PD Area	1481.88	-

Revised Master Plan -2031 for Bangalore Local Planning Area is provisionally approved by the Government vide G.O. No. Na Aa Ec:516:BEM Aa Se Bangalore dated 22-11-2017.

- Note :**
- The road network for RMP 2031 has been evolved based on the surveys for Base Map and ELU Map and field verification carried out by the consultants to assess the feasibility of the roads. Preparation of the RMP being a time taking process, certain developments could have come-up on the ground during the preparation of the proposal. The RMP 2031 has also taken cognizance of the road network proposed under RMP 2015 and amended several roads especially the lower hierarchy roads in the form of reduction of the proposed road widths and/or removal of certain roads due to lack of feasibility of achieving such ROW on ground due to high intensity of development. It is important to highlight here that as part of the draft notified for objections, efforts have been made to propose the road network with a view to minimize the distress for the people and also ensuring improved circulation. However, if due to any errors or omissions or omission, objections are received on the alignment, Authority intends to consider the amendments in such sections of road network to the extent possible without impacting the major circulation network. In addition, the provisions regarding realignment of road in cases of impact on existing developments have been incorporated as part of the Zoning Regulations.
 - The existing developments which are lawfully established shall continue to be existing under the provisions of RMP 2031. However, in case where such existing developments are proposed to be redeveloped fresh permissions are sought shall be governed by the provisions RMP - 2031.
 - The permissions granted by competent authorities under regulations prevailing prior to approval of RMP 2031 shall be deemed to be incorporated in RMP 2031 even if the proposed land use shown in Proposed Land Use Map is non-conforming.
 - NGT buffers as applicable to the Lakes and Rajakalve/Streams shall be measured from the edge of lake/tank and streams, for the lakes and streams as depicted in Proposed Land Use Maps. However the actual ground position of such buffers shall be based on Revenue Map and/or as per ground conditions as certified by Competent Authority.
 - The Extent of Forest Lands shall be as determined by Forest Department and/or Revenue authorities.
 - Developments within 100m from the edge of notified forest areas shall be governed by provisions of Karnataka Forest Rules, 1989 and shall be liable for necessary permission/NOC from Forest Department.
 - Developments within Eco-Sensitive Zone of Banneerghatta National Park/ Forest shall be governed by the notification issued by Ministry of Environment and Forests and Forest Department.
 - Developments within 100m from the edge of defence establishments like - Yelahanka Air Force Station, Air Force Chimey Hill Station, HAL Airport, and any other establishment notified by Concerned Authority shall obtain NOC from such Competent Authorities.
 - Building falling within the air forest zones of HAL, Jakkur, Yelahanka Air Force Station shall obtain necessary height clearance, if required, from HAL, V&A and A&A.
 - Proposed Land Use Maps are to be read in conjunction with ZR and PD Reports.
 - For Heritage buildings and sites NOC shall be obtained either from competent authorities as prescribed in ZR.
 - Open Spaces and CA Sites in an approved layout shall remain irrespective of land use assigned to such parcels in such approved layouts.
 - The proposed alignments for metro/mono rail and stations are indicative in nature and are subjected to feasibility.

REVISED MASTER PLAN FOR BANGALORE DEVELOPMENT AUTHORITY LOCAL PLANNING AREA - 2031 (DRAFT)
PROPOSED LAND USE MAP

PLANNING DISTRICT : 4
JAYANAGARA - A2



NOT TO SCALE

Legend

- Residential
- Commercial
- Public & Semi Public
- Unclassified
- Public utility
- Open space/ Parks/ Recreation
- Transport & Communication
- Agriculture
- Forest
- Streams / Nala
- Water Bodies / Lakes
- Airport Funnel Zone
- Heritage Zones
- Heritage Sites/ Buildings
- Area/Slum Redevelopment
- Gramthana 250 mts Buffer
- Streams P/S/T
P - Primary
S - Secondary
T - Tertiary
- Banneerghatta ESZ
- LPA of BDA
- BMCAPA Boundary
- BBMP Boundary
- Planning District Boundary
- Village Boundary
- Special Development Zone (SDZ)
- Survey Boundary
- Buildings
- Over Ground Metro Line
- Under Ground Metro Line
- Mono/Light Rail/BRT (Proposed)
- Metro Line Proposed
- Railway Line
- Road Network
- NGT Buffer
- Arkavati Buffer Zone
- Catchment Area
- Arkavati River
- Zone 2
- Zone 3
- Zone 4

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- 7) Developments within Eco-Sensitive Zone of Bannerghatta National Park/ Forest shall be governed by the notification as issued by Ministry of Environment and Forest, Government of India.
- 8) Developments within Zone 1 and Zone 3 and Zone 4 of T.G. Halli Reservoir and Arkavati River shall be governed by notification issued by Karnataka Pollution Control Board, Govt. of Karnataka.
- 9) Developments within 100m from the edge of defence establishments like - Yelahanka Air Force Station, Air Force Chimey Hill Station, HAL Airport, and any other establishment notified by Concerned Authority shall obtain NOC from such Competent Authorities.
- 10) Building falling within the air force zones of HAL, Jakkur, Yelahanka Air Force Station shall obtain necessary height clearance, if required, from HAL, YAL and AAF.
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Bangalore Development Authority
 Scale : 1:5,000

Town Planner Member BDA Commissioner BDA Chairman BDA