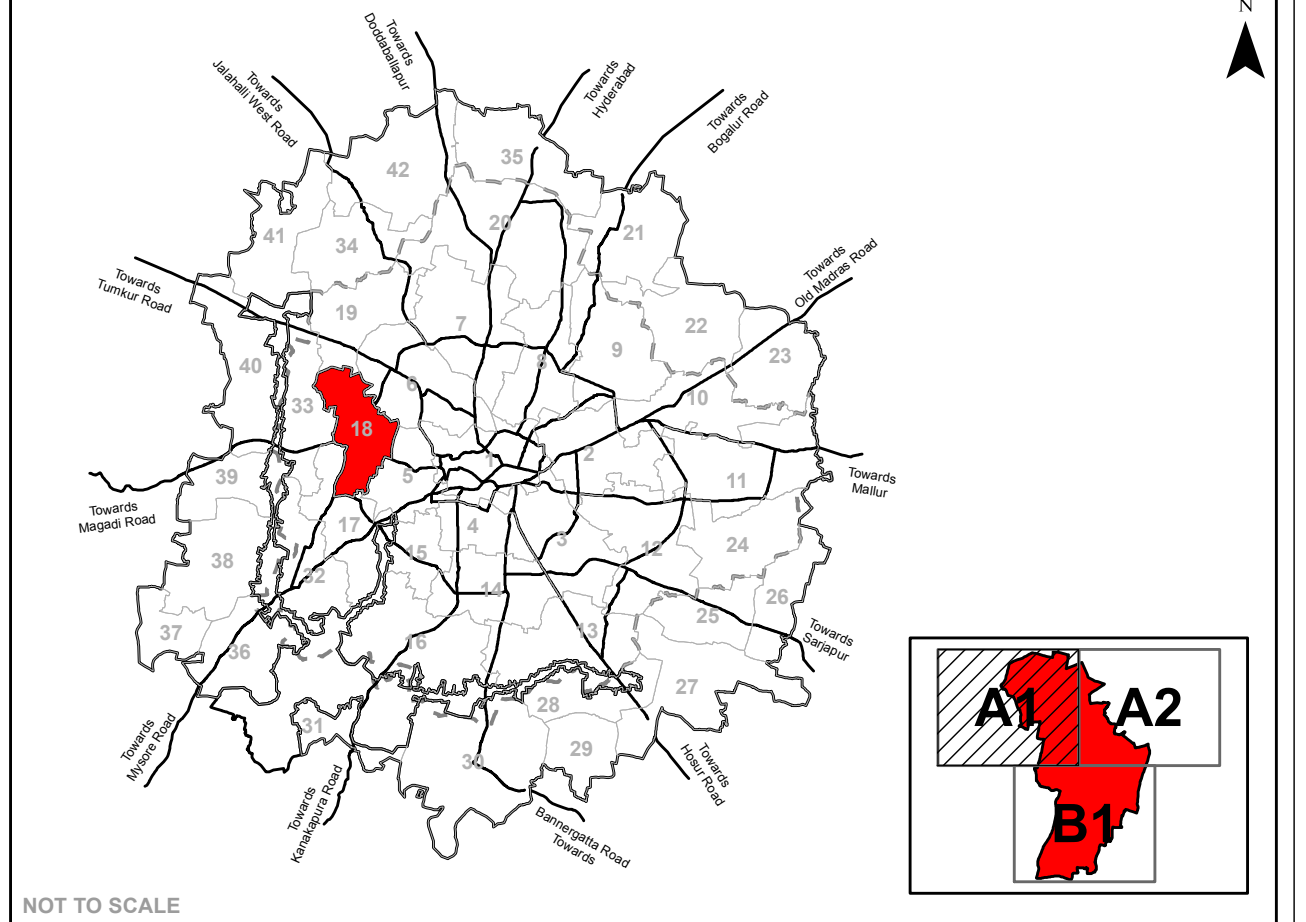


REVISED MASTER PLAN FOR BANGALORE DEVELOPMENT AUTHORITY LOCAL PLANNING AREA - 2031 (DRAFT)
PROPOSED LAND USE MAP
PLANNING DISTRICT : 18
PEENYA - NAGARBHAVI - A1



Legend

Residential	Commercial	Industrial	Public & Semi Public	Unclassified	Public utility	Open space/ Parks/ Recreation	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	Bannerghatta ESZ	LPA of BDA	BMICAPA 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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Proposed Landuse Analysis

Landuse Category	Area in Hectares	% To Total Developable Area
Residential	972.23	45.33
Commercial	52.17	2.43
Industrial	328.65	15.37
Public & Semi Public	133.79	6.24
Public & Semi Public - Defence	0.00	0.00
Public Utility	25.68	1.20
Parks / open spaces	39.19	1.83
Transport & Communication	335.60	15.65
Forest	0.00	0.00
Streams	21.22	0.99
Water Bodies	35.23	1.64
NGT Buffer	200.10	9.33
Total Developable Area	2144.90	100.00
Agriculture	0.00	-
Total PD Area	2144.90	-

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.

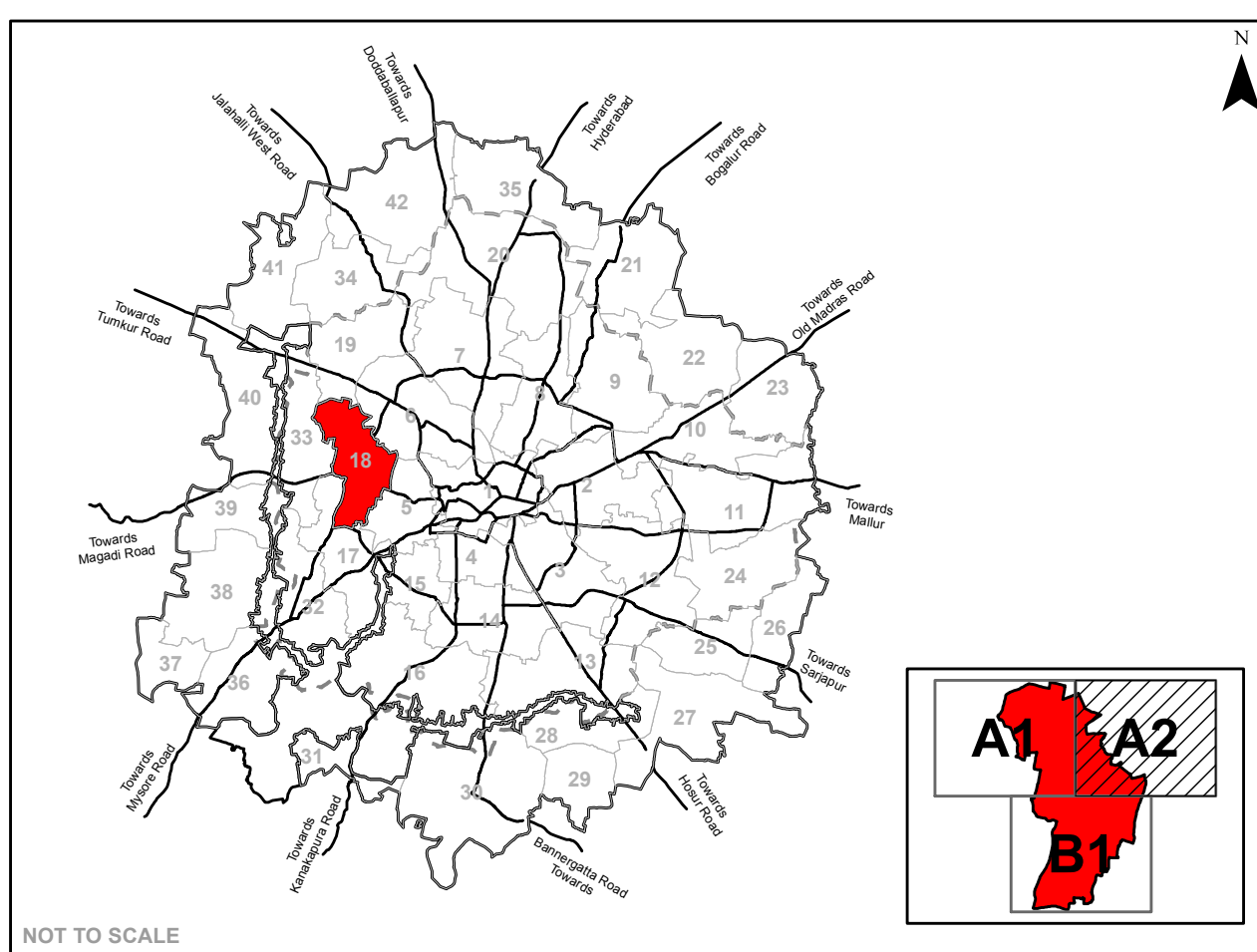
- Note :**
- The road network for RMP 2031 has been evolved based on the surveys for Base Map and ELU Map and field verification carried out by the consultants to assess the feasibility of the roads. Preparation of the RMP being a time taking process, certain developments could have come-up on the ground 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 commission 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 to 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 condition 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 NCC from Forest Department.
 - Developments within Eco-Sensitive Zone of Bannerghatta National Park/ Forest shall be governed by the notification issued by Ministry of Environment and Forest, Gov.
 - 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, GK.
 - 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 NCC from such Competent Authorities.
 - Building falling within the air force zones of HAL, Jakkur, Yelahanka Air Force Station shall obtain necessary height clearance, if required, from HAL, VAS and AAJ.
 - Proposed Land Use Maps are to be read in conjunction with ZR and PD Reports.
 - For Heritage buildings and sites NCC shall be obtained either from competent authority 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 : 18

PEENYA - NAGARBHAVI - A2



NOT TO SCALE

Legend

- Residential
- Commercial
- Industrial
- 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
- Bannerghatta ESZ
- LPA of BDA
- BMICAPA Boundary
- BBMP Boundary
- Planning District Boundary
- Village Boundary
- Special Development Zone (SDZ)
- 4 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

Proposed Landuse Analysis		
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Total Developable Area	2144.90	100.00
Total PD Area	2144.90	-

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

Note :

- 1) 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 proposals. 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 the proposed road network is not intended to be a replacement of the existing road network with a view to minimize the distress for the people and also ensuring improved circulation. However, if due to any errors of commission 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.
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Bangalore Development Authority

Scale : 1:5,000

Town Planner Member BDA Commissioner BDA Chairman BDA

