

Legend

- Residential
- Commercial
- Industrial
- Public & Semi Public
- Unclassified
- Public utility
- Open space/ Parks/ Recreation
- Transport & Communication
- Agriculture
- Forest
- Streams / Nala
- Water Bodies / Lakes
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Proposed Landuse Analysis

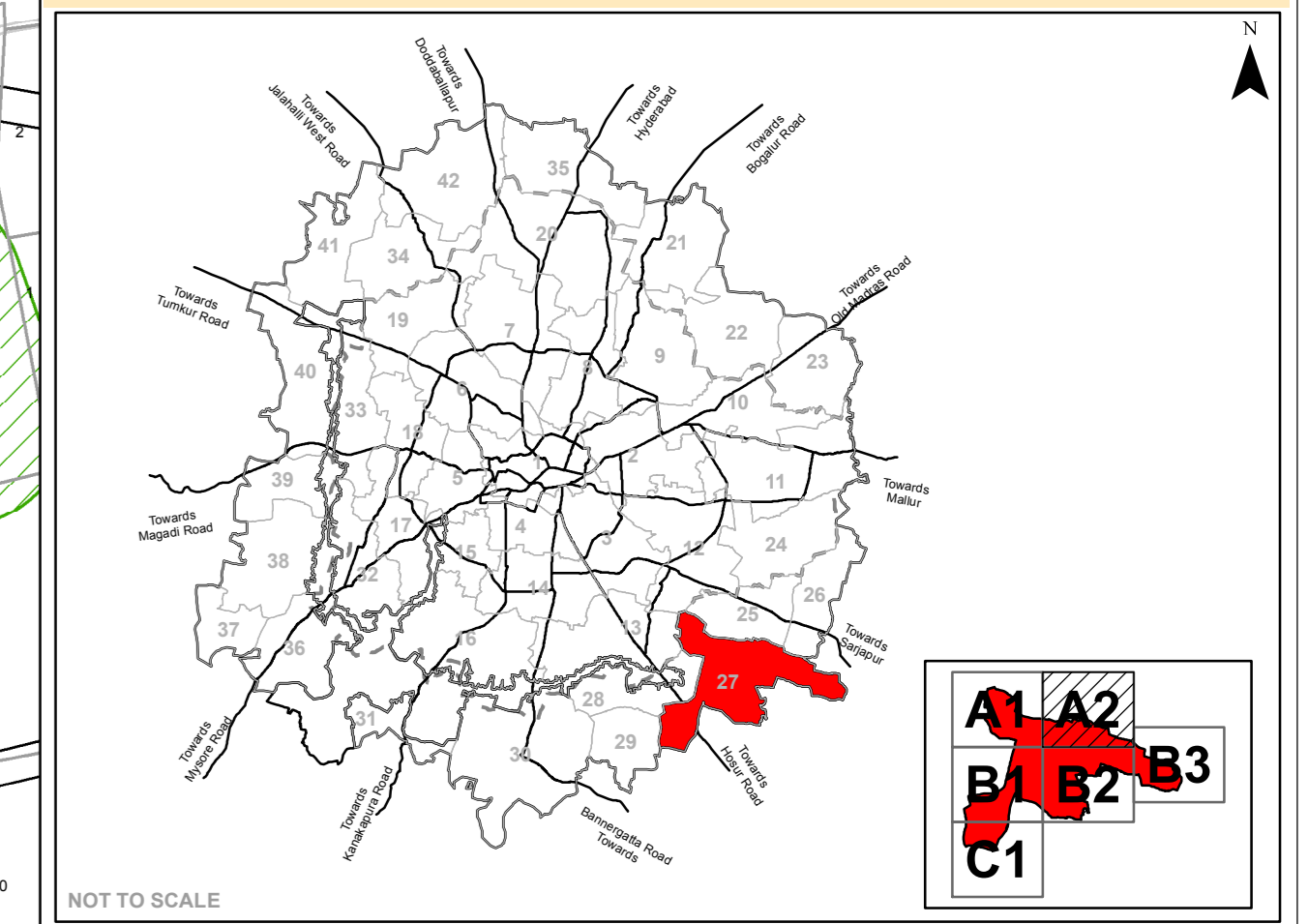
Landuse Category	Area in Hectares	% To Total Developable Area
Residential	842.62	48.99
Commercial	57.42	3.34
Industrial	166.63	9.69
Public & Semi Public	60.02	3.49
Public Utility - Defence	0.00	0.00
Public Utility	1.50	0.11
Parks / open spaces	46.29	2.69
Transport & Communication	233.12	13.55
Forest	0.00	0.00
Streams	2.32	0.13
Water Bodies	119.80	6.44
NCT Buffer	199.89	11.56
Total Developable Area	1719.99	100.00
Agriculture	2193.70	-
Total PD Area	3913.70	-

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

PLANNING DISTRICT : 27
SINGASANDRA – HEBBAGODI – KOMMASANDRA - A2



Legend

Residential	LPA of BDA
Commercial	BMICAPA Boundary
Industrial	BBMP Boundary
Public & Semi Public	Planning District Boundary
Unclassified	Village Boundary
Public utility	Special Development Zone (SDZ)
Open space/ Parks/ Recreation	Survey Boundary
Transport & Communication	Buildings
Agriculture	Under Ground Metro Line
Forest	Under Ground Metro Line
Streams / Nala	Mono/Light Rail/BRT (Proposed)
Water Bodies / Lakes	Metro Line Proposed
Airport Funnel Zone	Railway Line
Heritage Zones	Road Network
Heritage Sites/ Buildings	NGT Buffer
Area/Slum Redevelopment	Arkavati Buffer Zone
Granthana 250 mts Buffer	Catchment Area
Streams P/S/T	Arkavati River
P - Primary	Zone_2
S - Secondary	Zone_3
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Bannerghatta ESZ	

Proposed Landuse Analysis

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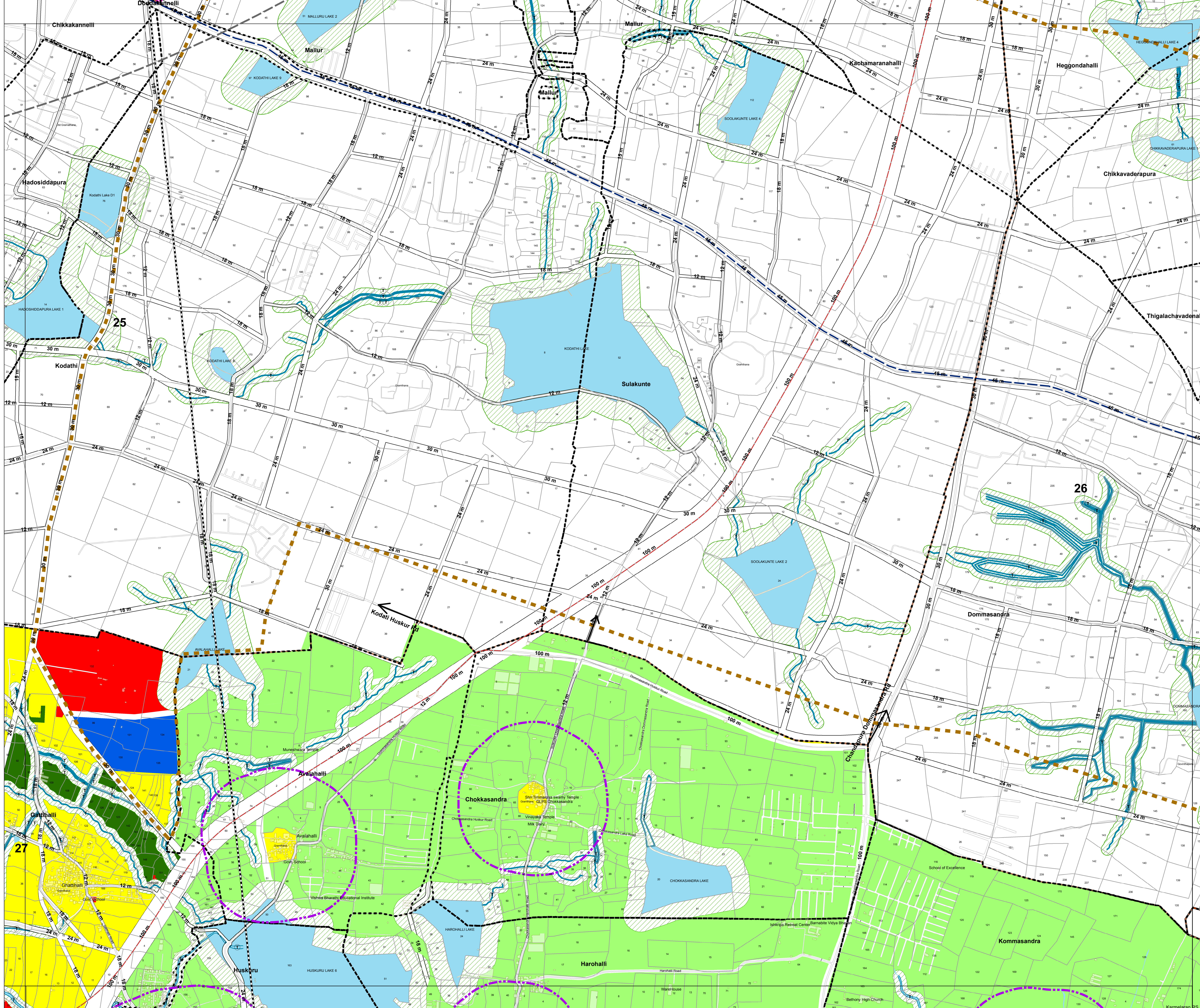
Bangalore Development Authority

Scale : 1:5,000

Town Planner Member
BDA

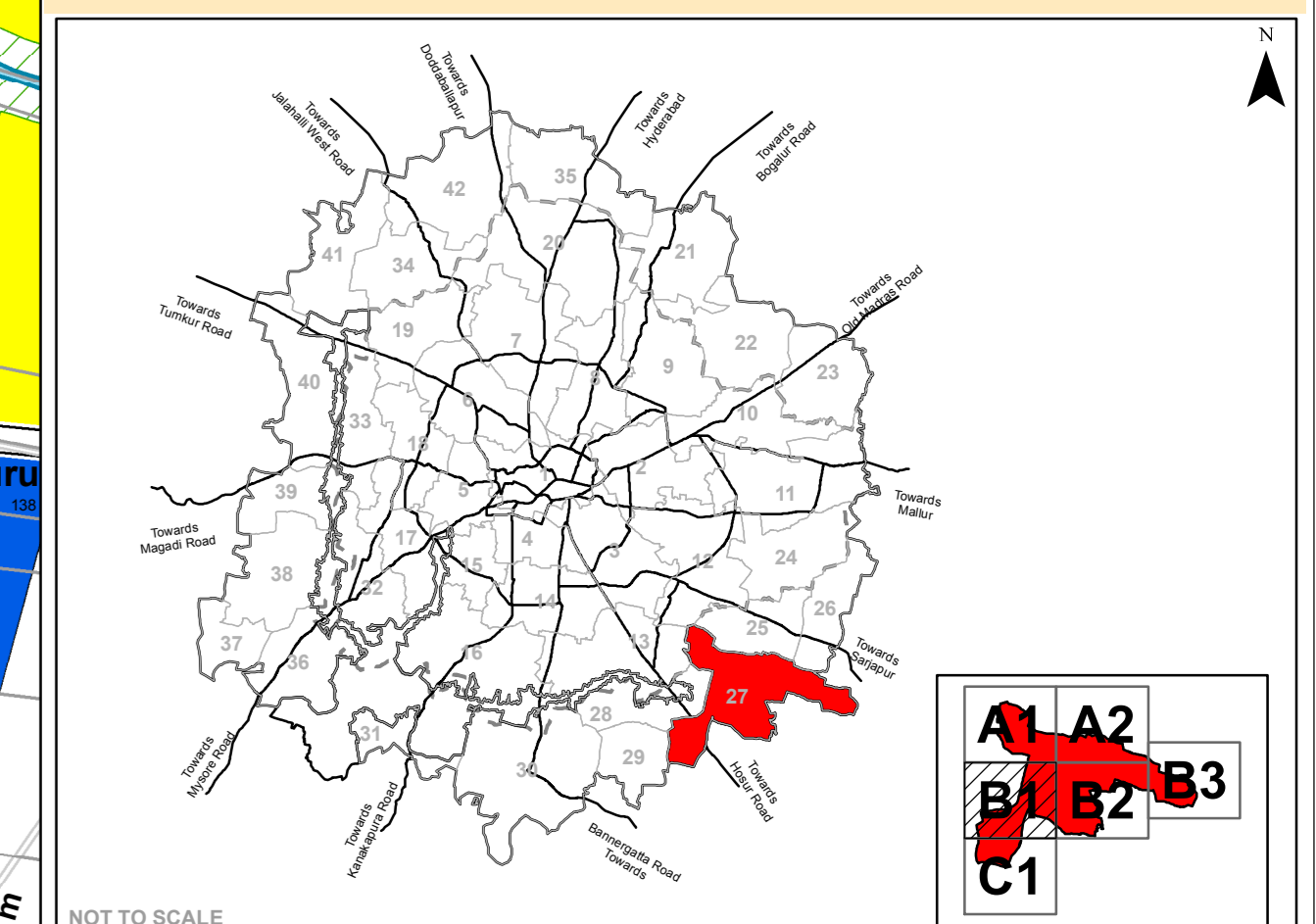
Commissioner
BDA

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PROPOSED LAND USE MAP

PLANNING DISTRICT : 27
SINGASANDRA – HEBBAGODI – KOMMASANDRA - B1



NOT TO SCALE

Legend

- Residential
- Commercial
- Industrial
- Public & Semi Public
- Unclassified
- Public utility
- Open space/ Parks/ Recreation
- Transport & Communication
- Agriculture
- Forest
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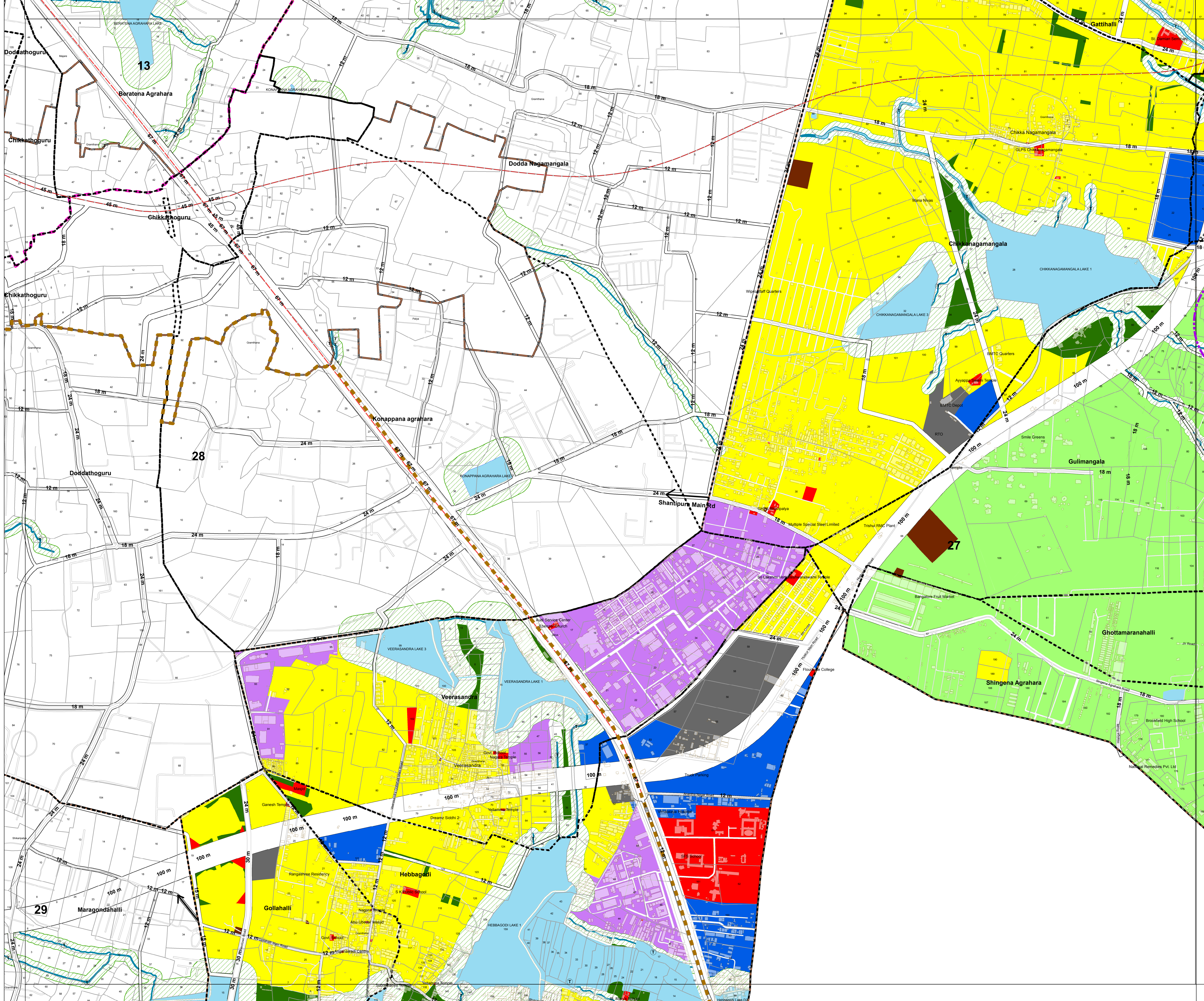
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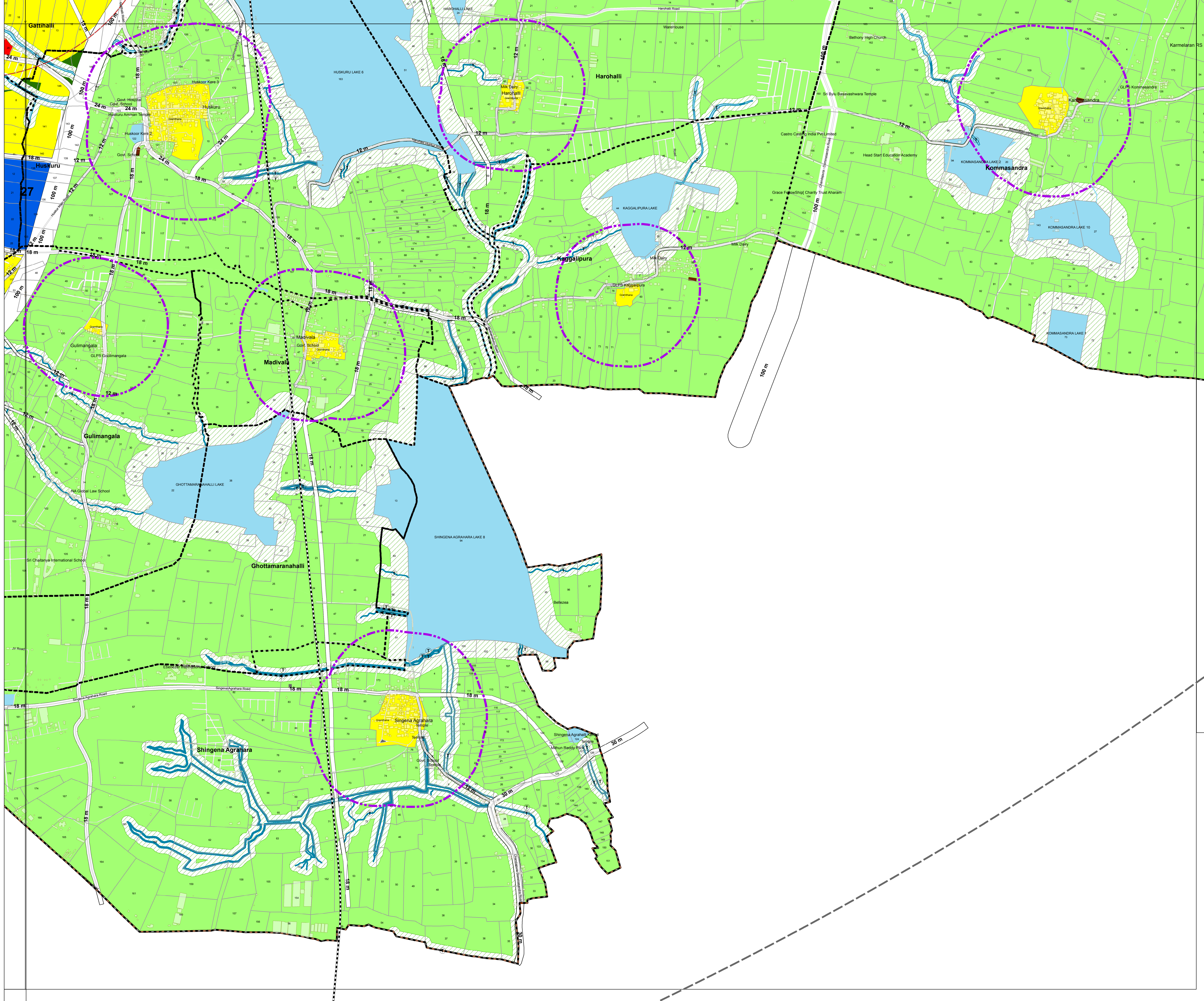
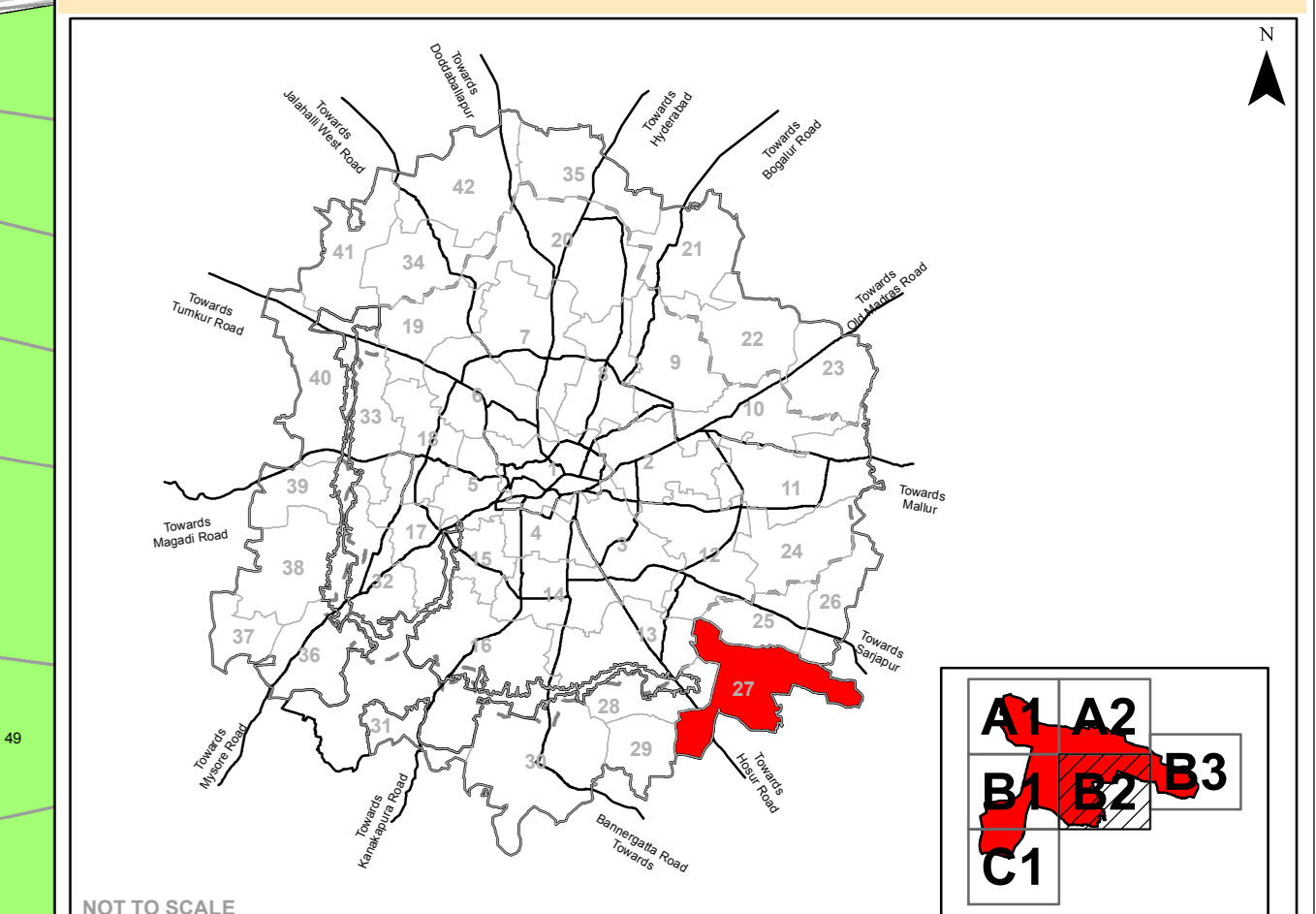
Town Planner Member BDA
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REVISED MASTER PLAN FOR BANGALORE DEVELOPMENT AUTHORITY LOCAL PLANNING AREA - 2031 (DRAFT)
PROPOSED LAND USE MAP

PLANNING DISTRICT : 27

SINGASANDRA – HEBBAGODI – KOMMASANDRA - B2



Legend

- Residential
- Commercial
- Industrial
- Public & Semi Public
- Unclassified
- Public utility
- Open space/ Parks/ Recreation
- Transport & Communication
- Agriculture
- Forest
- Streams / Nala
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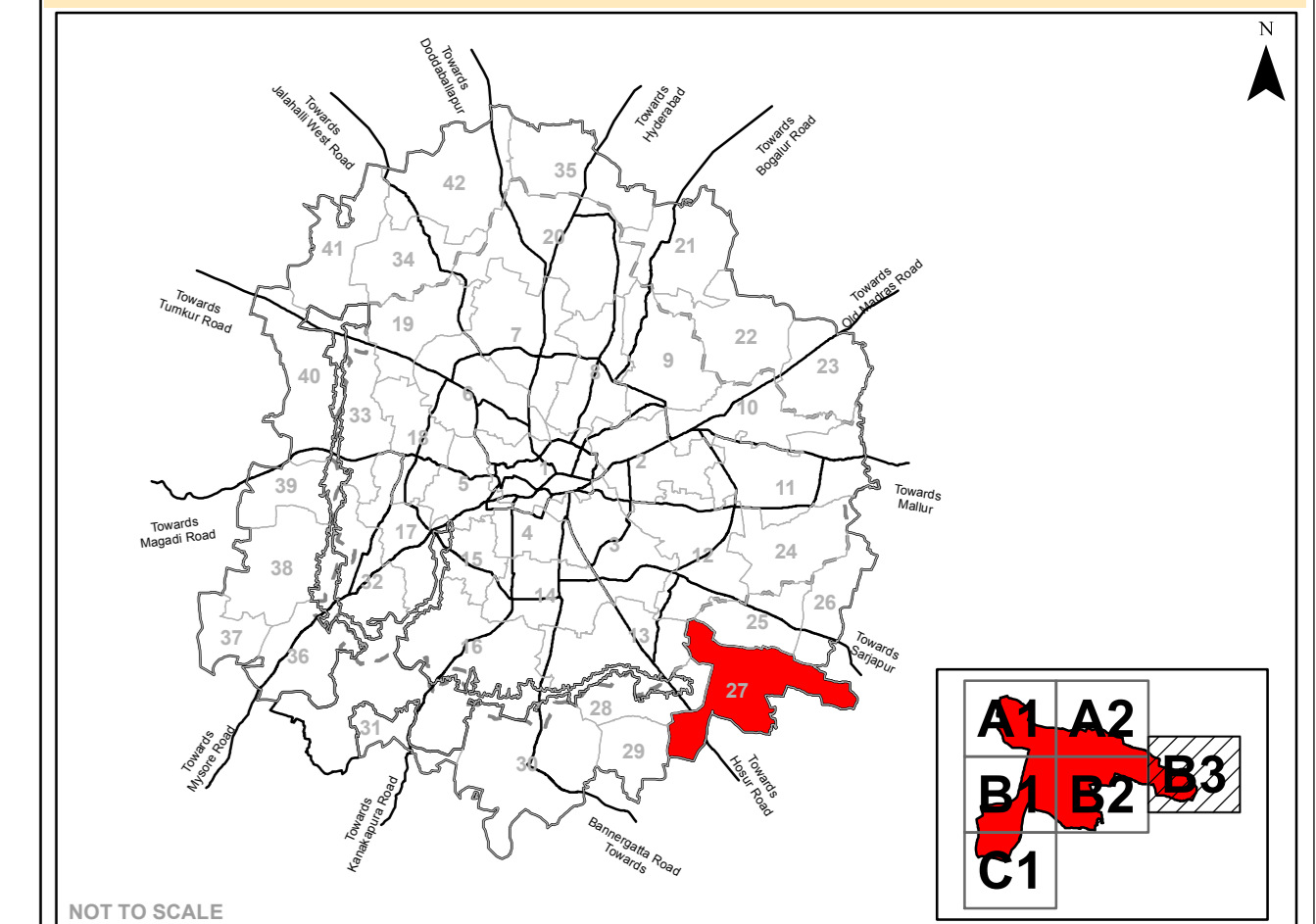
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**REVISED MASTER PLAN FOR
BANGALORE DEVELOPMENT AUTHORITY
LOCAL PLANNING AREA - 2031 (DRAFT)
PROPOSED LAND USE MAP**

PLANNING DISTRICT : 27

SINGASANDRA – HEBBAGODI – KOMMASANDRA - B3



Legend

- | | |
|-------------------------------|--------------------------------|
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| Commercial | BMICAPA Boundary |
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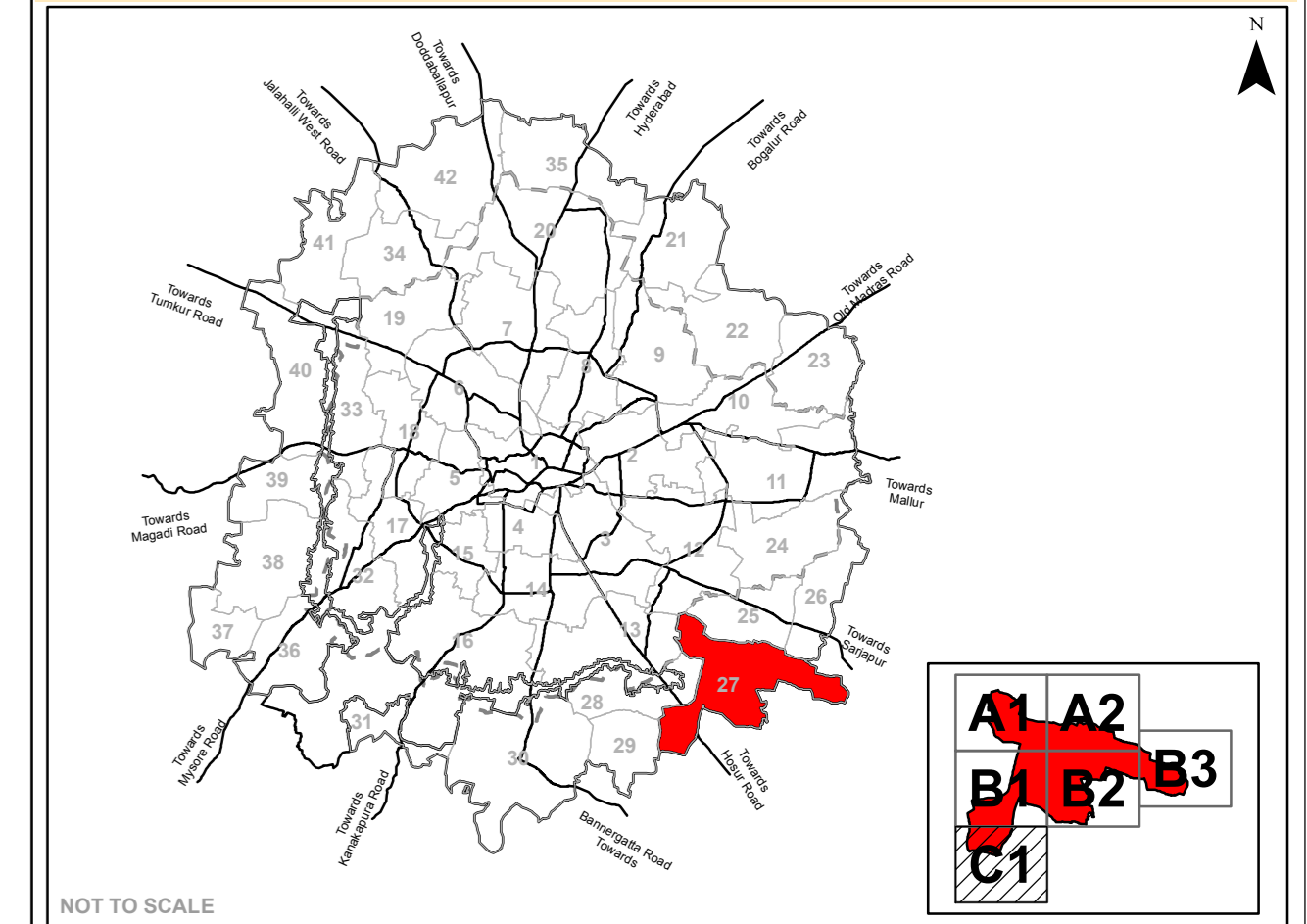
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BANGALORE DEVELOPMENT AUTHORITY
LOCAL PLANNING AREA - 2031 (DRAFT)
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PLANNING DISTRICT : 27

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Proposed Landuse Analysis		
Landuse Category	Area in Hectares	% To Total Developable Area
Residential	842.62	48.99
Commercial	57.42	3.34
Industrial	166.63	9.69
Public & Semi Public	60.02	3.49
Public Utility	0.00	0.00
Parks / open spaces	46.29	2.69
Transport & Communication	233.12	13.55
Forest	0.00	0.00
Streams	2.32	0.13
Water Bodies	110.80	6.44
NGT Buffer	198.89	11.56
Total Developable Area	1719.99	100.00
Agriculture	2193.70	-
Total PD Area	3913.70	-

Revised Master Plan -2031 for Bengaluru Local Planning Area is provisionally approved by the Government vide G.O. No. Na Aa Ee: S16:BEM Aa Se 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 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 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 impeding 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.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) The Extent of Forest Lands shall be as determined by Forest Department and / or Revenue authorities.
- 6) Developments within 100mt 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.
- 7) Developments within Eco-Sensitive Zone of Banneerghatta National Park/ Forest shall be governed by the notification as issued by Ministry of Environment and Forest, Gov.
- 8) Developments within Zone 1 and Zone 3 and Zone 4 of T.G. Halli Reservoir and Arakavati River shall be governed by notification issued by Karnataka Pollution Control Board, Gov.
- 9) Developments within 100mt from the edge of defence establishments like - Yelahanka Air Force Station, Air Force Cimmey Hill Station, HAL Airport, and any other establishment notified by Concerned Authority shall obtain NCC from such Competent Authorities.
- 10) Building falling within the air funnel zones of HAL, Jakkur, Yelahanka Air Force Station shall obtain necessary height clearance, if required, from HAL, Y&A&I.
- 11) Proposed Land Use Maps are to be read in conjunction with ZR and PD Reports.
- 12) For Heritage buildings and sites NCC shall be obtained either from competent authority as prescribed in ZR.
- 13) Open Spaces and CA sites in an approved layout shall remain irrespective of land use assigned to such parcels in such approved layouts.
- 14) The proposed alignments for metro/mono rail and stations are indicative in nature and are subjected to feasibility.



Scale : 1:5,000

Town Planner Member
BDA

Commissioner
BDA

Chairman
BDA