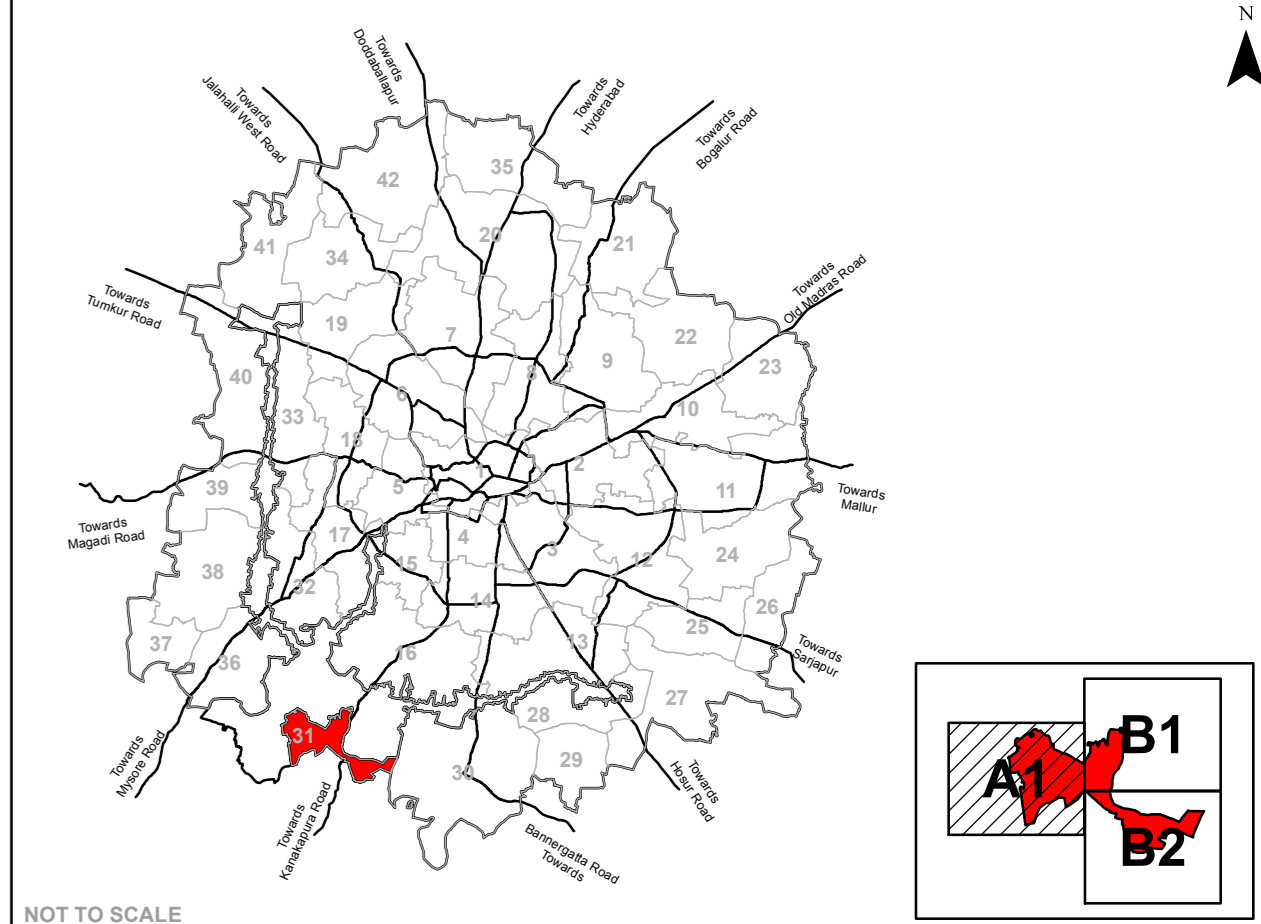


**REVISED MASTER PLAN FOR
BANGALORE DEVELOPMENT AUTHORITY
LOCAL PLANNING AREA - 2031 (DRAFT)
PROPOSED LAND USE MAP**

**PLANNING DISTRICT : 31
AGARA - A1**



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 Sites/ Buildings
- Area/Slum Redevelopment
- Granthana 250 mts Buffer
- Streams P/S/T
P - Primary
S - Secondary
T - Tertiary
- Banneerghatta ESZ
- LPA of BDA
- BM/CAPA 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

Proposed Landuse Analysis		
Landuse Category	Area in Hectares	% To Total Developabl e Area
Residential	0.00	0.00
Commercial	0.00	0.00
Industrial	0.00	0.00
Public & Semi Public	0.00	0.00
Public Utility - Defence	0.00	0.00
Parks / open spaces	0.00	0.00
Transport & Communication	0.00	0.00
Forest	0.00	0.00
Streams	0.00	0.00
Water Bodies	0.00	0.00
NGT Buffer	0.00	0.00
Total Developable Area	0.00	0.00
Agriculture	1087.77	-
Total PD Area	1087.77	-

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 Se Bengaluru dated 22-11-2017.

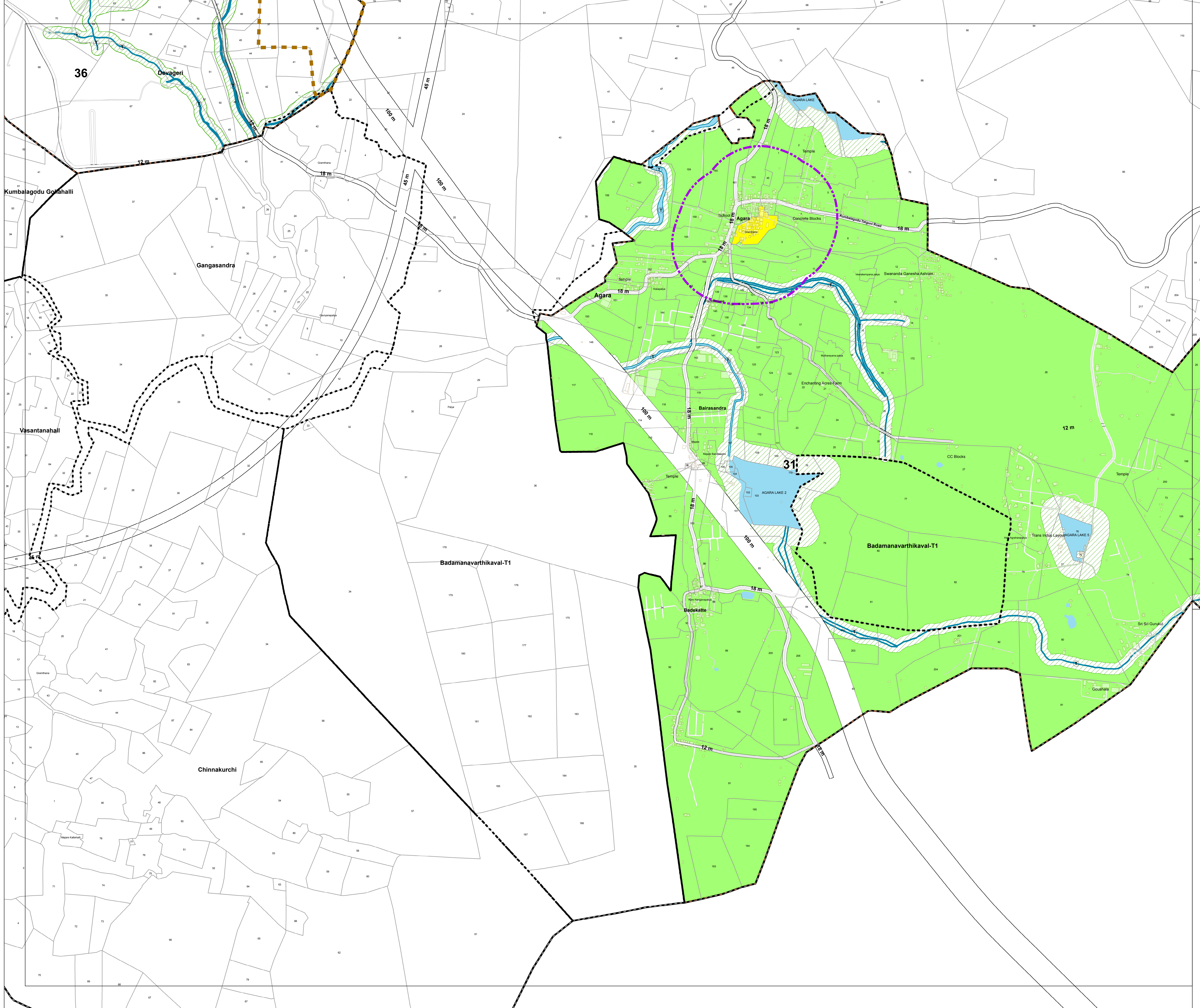
- Note :**
- The road network for RMP 2031 has been evolved based on the surveys for Base Map and ELU Map and field verification carried out by the consultants to assess the feasibility of the roads. Preparation of the RMP being a time taking process, certain developments could have come-up on the ground during the preparation of the 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.
 - 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.
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 - 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.
 - 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.
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 - Building falling within the air force zones of HAL, Jakkur, Yelahanka Air Force Station shall obtain necessary height clearance, if required, from HAL, YAF and AAF.
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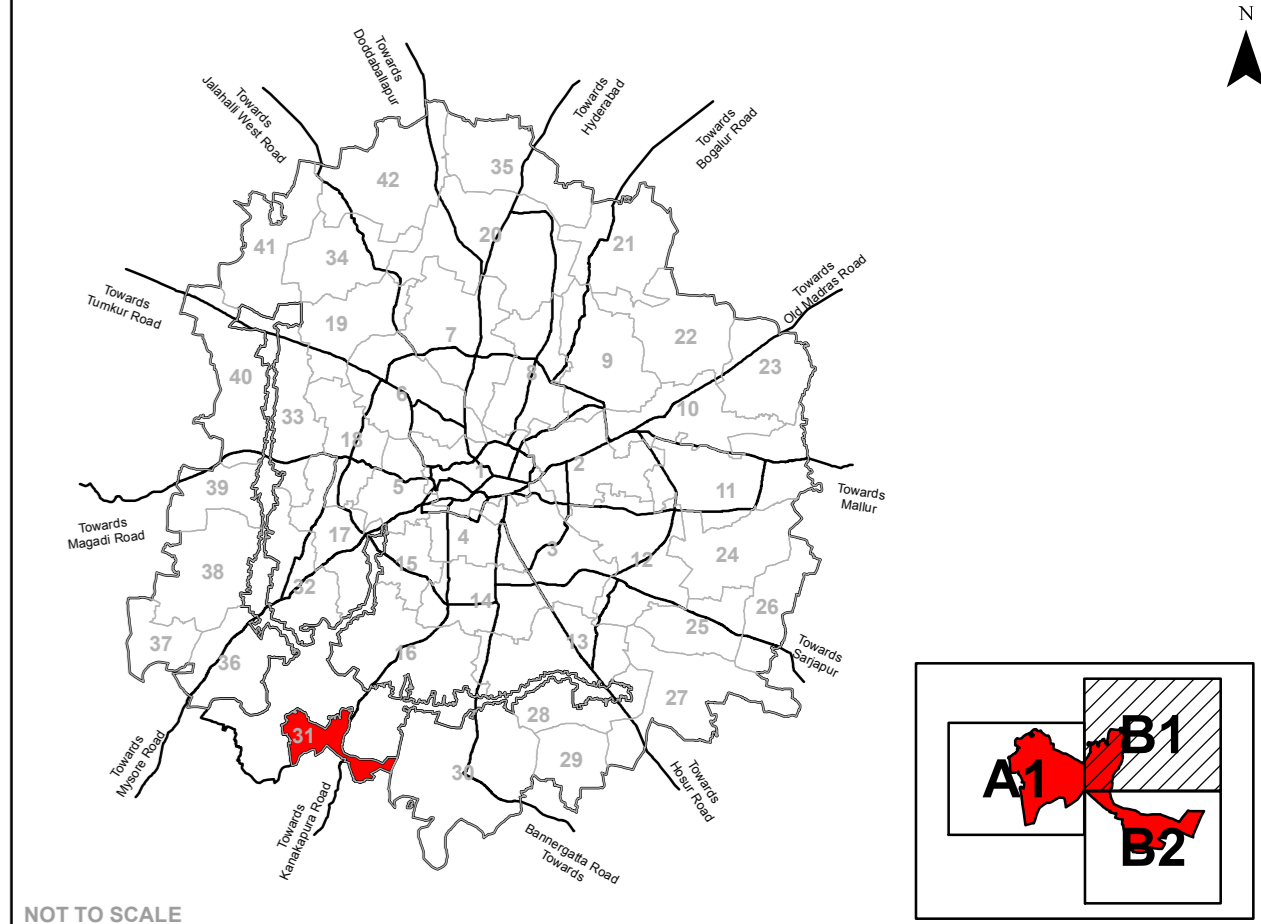
Bangalore Development Authority

Scale : 1:5,000

Town Planner Member BDA Commissioner BDA Chairman BDA



**REVISED MASTER PLAN FOR
BANGALORE DEVELOPMENT AUTHORITY
LOCAL PLANNING AREA - 2031 (DRAFT)
PROPOSED LAND USE MAP
PLANNING DISTRICT : 31
AGARA - B1**



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	Over 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 Sites/ Buildings	Road Network
Area/Slum Redevelopment	NGT Buffer
Gramthana 250 mts Buffer	Arkavati Buffer Zone
Streams P/S/T	Catchment Area
P - Primary	Arkavati River
S - Secondary	Zone_2
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Banneghatta ESZ	Zone_4

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Landuse Category	Area in Hectares	% To Total Developabl e Area
Residential	0.00	0.00
Commercial	0.00	0.00
Industrial	0.00	0.00
Public & Semi Public	0.00	0.00
Public & Semi Public - Defence	0.00	0.00
Public Utility	0.00	0.00
Parks / open spaces	0.00	0.00
Transport & Communication	0.00	0.00
Forest	0.00	0.00
Streams	0.00	0.00
Water Bodies	0.00	0.00
NGT Buffer	0.00	0.00
Total Developable Area	0.00	0.00
Agriculture	1087.77	-
Total PD Area	1087.77	-

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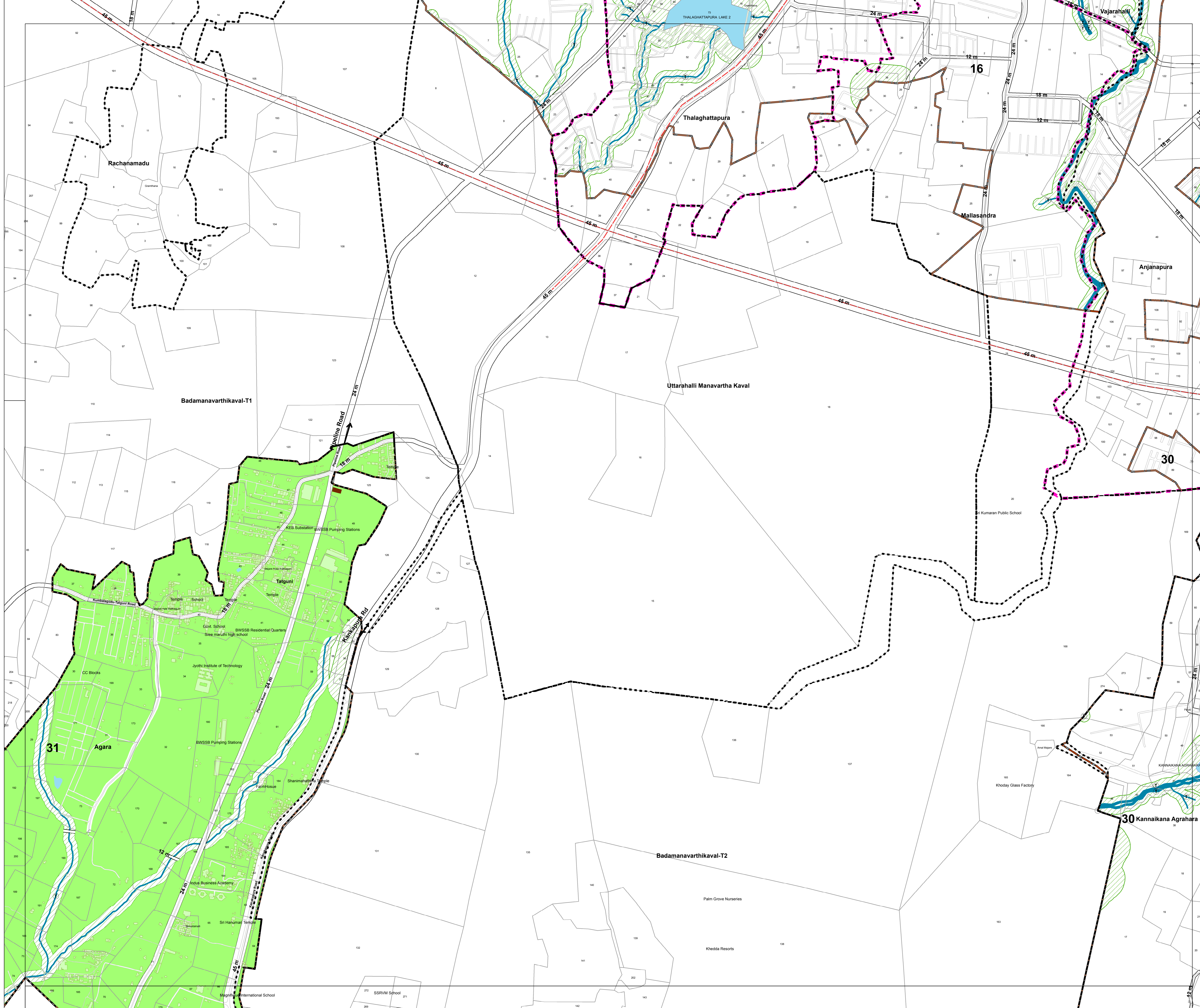
Bangalore Development Authority

Scale : 1:5,000

Town Planner Member
BDA

Commissioner
BDA

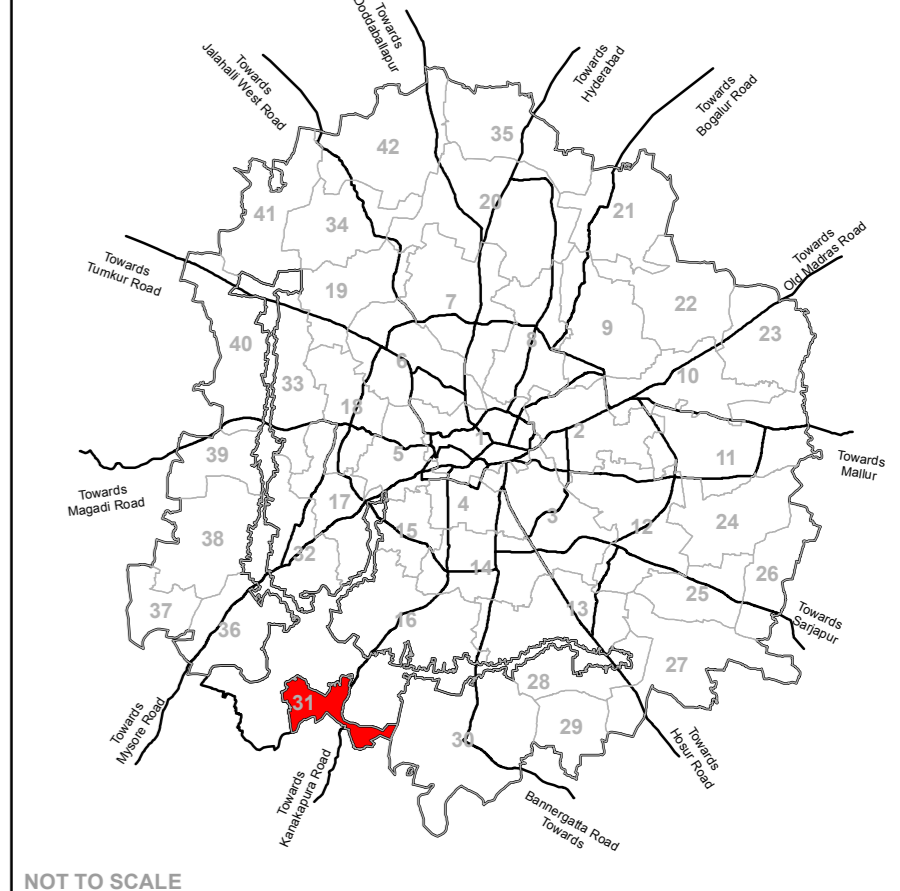
Chairman
BDA



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

PLANNING DISTRICT : 31

AGARA - B2



Legend

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- 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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Transport & Communication	0.00	0.00
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