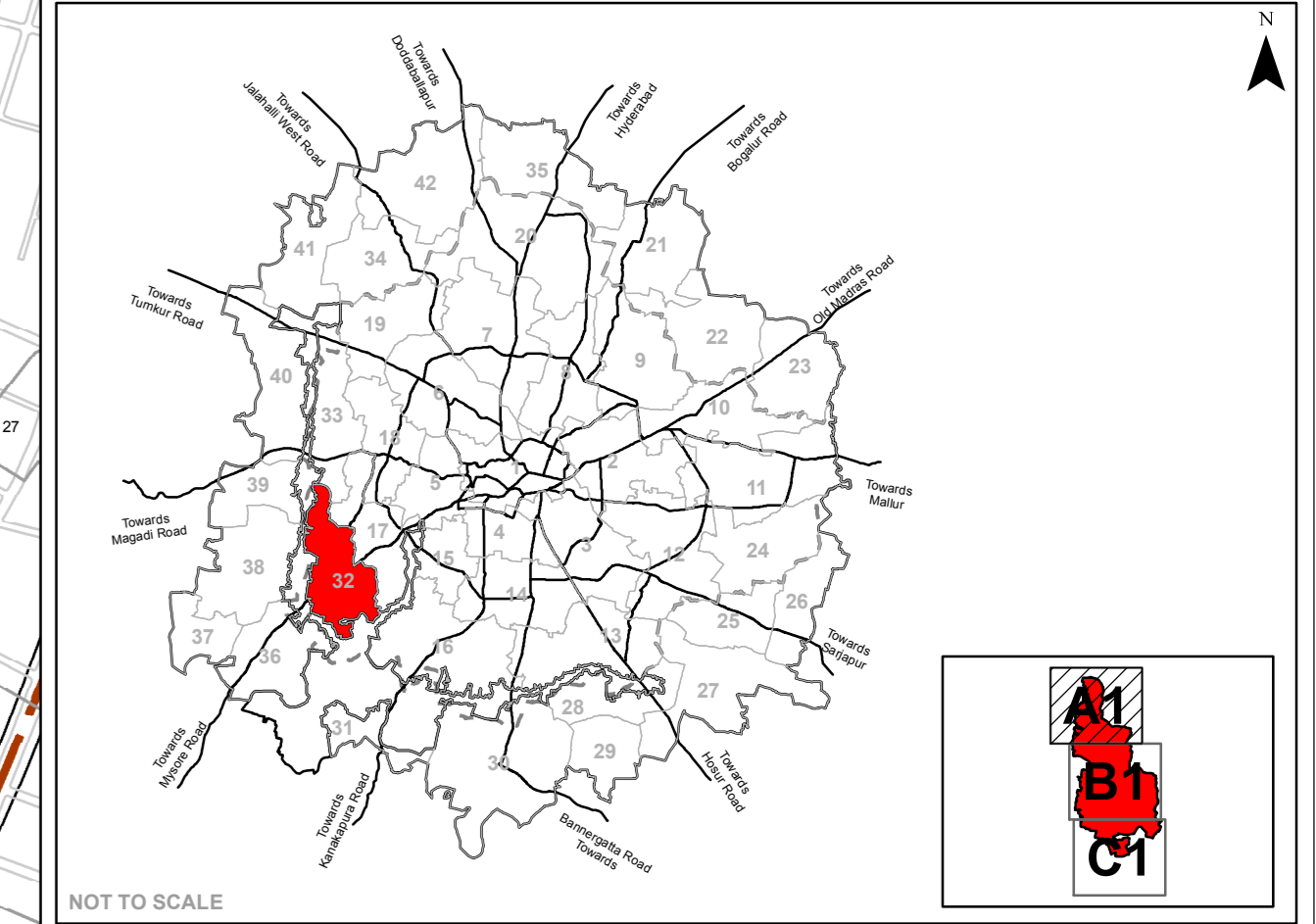


**REVISED MASTER PLAN FOR BANGALORE DEVELOPMENT AUTHORITY LOCAL PLANNING AREA - 2031 ( DRAFT )**

**PROPOSED LAND USE MAP**

**PLANNING DISTRICT : 32**

**ULLALU - KENGERI - A1**



**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
Agriculture	Buildings
Forests	Over Ground Metro Line
Streams / Nala	Under Ground Metro Line
Water Bodies / Lakes	Mono/Light Rail/BRT (Proposed)
Airport Funnel Zone	Metro Line Proposed
Heritage Zones	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
T - Tertiary	Zone_3
Bannerghatta ESZ	Zone_4

**Proposed Landuse Analysis**

Landuse Category	Area in Hectares	% To Total Developable Area
Residential	1293.16	52.75
Commercial	25.77	1.05
Industrial	66.06	2.69
Public & Semi Public	166.52	6.79
Public Utility	0.00	0.00
Parks / open spaces	12.49	0.51
Transport & Communication	166.22	6.78
Forest	324.04	13.22
Streams	40.85	1.67
Water Bodies	20.05	0.82
NGT Buffer	52.14	2.13
<b>Total Developable Area</b>	<b>2451.52</b>	<b>100.00</b>
Agriculture	0.00	-
<b>Total PD Area</b>	<b>2451.52</b>	-

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 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 cases 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 Rajakulve/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 Bannerghatta National Park/ Forest shall be governed by the notification as issued by Ministry of Environment and Forest, Govt.
  - 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.
  - Developments within 100m from the edge of defence establishments like - Yelahanka Air Force Station, Air Force Canteen Hill Station, HAL Airport, and any other establishment notified by Concerned Authority shall obtain NOC 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, VAF and AAF.
  - 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 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.

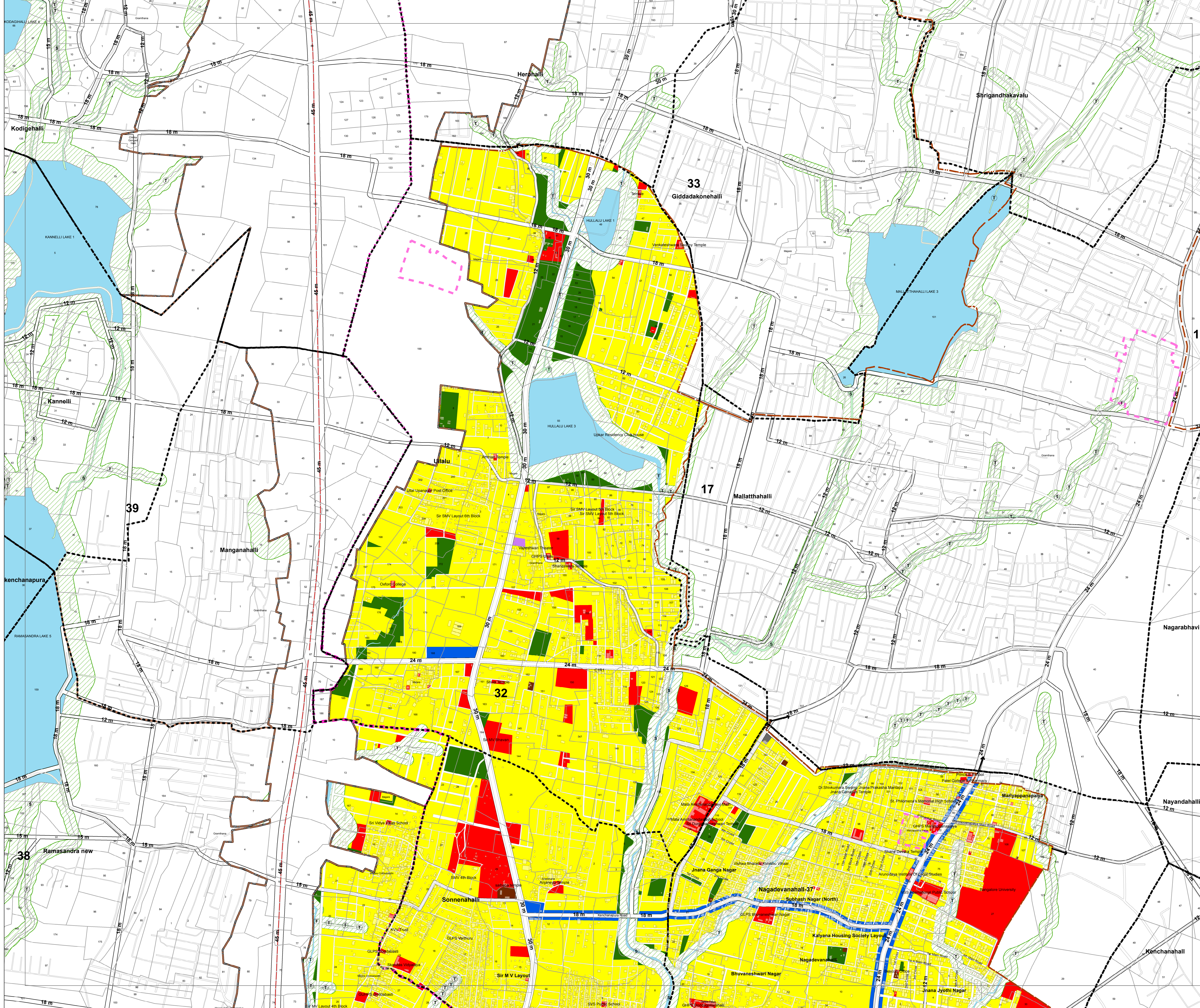
**Bangalore Development Authority**

Scale : 1:5,000

Town Planner Member  
BDA

Commissioner  
BDA

Chairman  
BDA



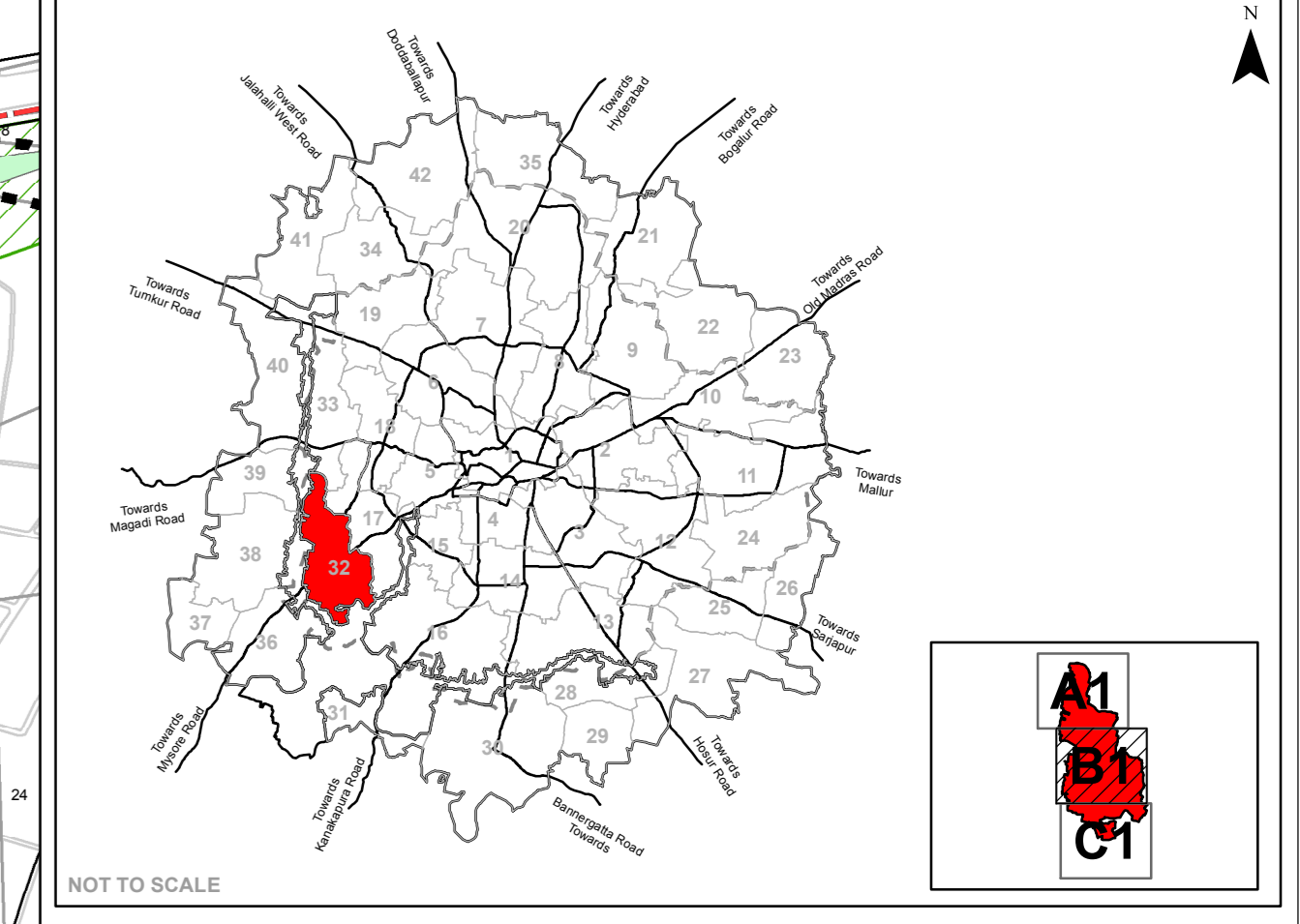


**REVISED MASTER PLAN FOR BANGALORE DEVELOPMENT AUTHORITY LOCAL PLANNING AREA - 2031 ( DRAFT )**

**PROPOSED LAND USE MAP**

**PLANNING DISTRICT : 32**

**ULLALU - KENGERI - B1**



**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
- Area/Slum Redevelopment
- Granthana 250 mts Buffer
- Streams P/S/T
- Banneerghatta ESZ
- LPA of BDA
- BMICAPA Boundary
- BBMP Boundary
- Planning District Boundary
- Village Boundary
- Special Development Zone (SDZ)
- Survey Boundary
- Buildings
- Under Ground Metro Line
- Over Ground Metro Line
- Metro/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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Residential	1293.16	52.75
Commercial	25.77	1.05
Industrial	66.06	2.69
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Public Utility - Other	12.49	0.51
Parks / open spaces	166.22	6.78
Transport & Communication	324.04	13.22
Forest	40.85	1.67
Streams	20.05	0.82
Water Bodies	52.14	2.13
NGT Buffer	284.21	11.59
	0.00	0.00
<b>Total Developable Area</b>	<b>2451.52</b>	<b>100.00</b>
<b>Total PD Area</b>	<b>2451.52</b>	-

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**Bangalore Development Authority**

Scale : 1:5,000

Town Planner Member BDA      Commissioner BDA      Chairman BDA



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