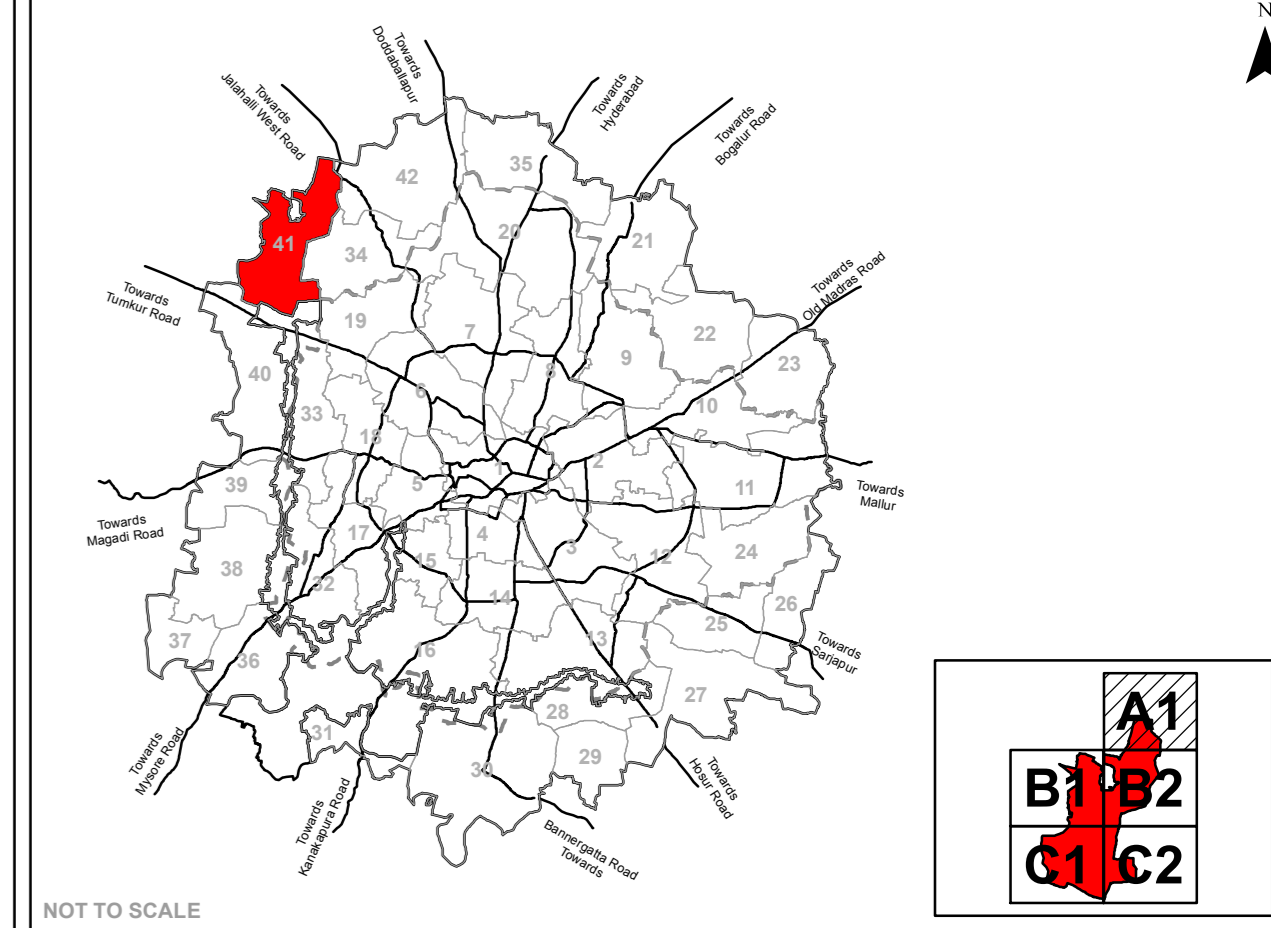


**REVISED MASTER PLAN FOR  
BANGALORE DEVELOPMENT AUTHORITY  
LOCAL PLANNING AREA - 2031 ( DRAFT )  
PROPOSED LAND USE MAP**

**PLANNING DISTRICT : 41**

**ALURU - A1**



NOT TO SCALE

**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<br>P - Primary<br>S - Secondary<br>T - Tertiary | Catchment Area                 |
| Bannerughatta ESZ   | Arkavati River                 |
|   | Zone_2                         |
|   | Zone_3                         |
|   | Zone_4                         |

| Proposed Landuse Analysis      |                  |                             |
|--------------------------------|------------------|-----------------------------|
| Landuse Category               | Area in Hectares | % To Total Developable Area |
| Residential                    | 0.00             | 0.00                        |
| Commercial                     | 0.00             | 0.00                        |
| Industrial                     | 0.00             | 0.00                        |
| Quarry/Mining Sites            | 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                        |
| Streams                        | 0.00             | 0.00                        |
| Forest                         | 0.00             | 0.00                        |
| Water Bodies                   | 0.00             | 0.00                        |
| NGT Buffer                     | 0.00             | 0.00                        |
| <b>Total Developable Area</b>  | <b>0.00</b>      | <b>0.00</b>                 |
| Agriculture                    | 2953.52          | -                           |
| <b>Total PD Area</b>           | <b>2953.52</b>   | <b>-</b>                    |

Revised Master Plan -2031 for Bangalore Local Planning Area is provisionally approved by the Government vide G.O. No. Na Aa Ec: S16: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 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 cases where such existing developments are proposed to be redeveloped fresh permissions are sought shall be governed by the provisions RMP - 2031.
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- 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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**Bangalore Development Authority**

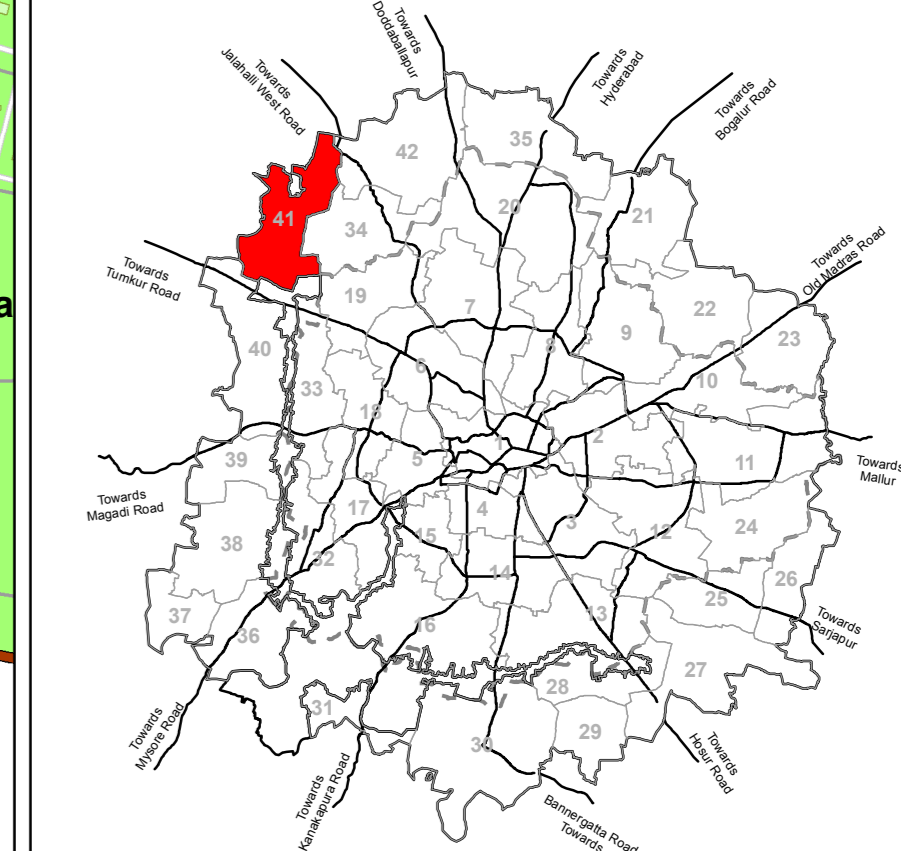
Scale : 1:5,000

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 : 41  
ALURU - B1**



NOT TO SCALE

**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     | 4                              |
| Agriculture                   | Buildings                      |
| Forest                        | 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                     |
| Granthana 250 mts Buffer      | Arkavati Buffer Zone           |
| Streams P/S/T                 | Catchment Area                 |
| P - Primary                   | Arkavati River                 |
| S - Secondary                 | Zone_2                         |
| T - Tertiary                  | Zone_3                         |
| Banneghatta ESZ               | Zone_4                         |

| Proposed Landuse Analysis      |                  |                             |
|--------------------------------|------------------|-----------------------------|
| Landuse Category               | Area in Hectares | % To Total Developable Area |
| Residential                    | 0.00             | 0.00                        |
| Commercial                     | 0.00             | 0.00                        |
| Industrial                     | 0.00             | 0.00                        |
| Quarry/Mining Sites            | 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                        |
| <b>Total Developable Area</b>  | <b>0.00</b>      | <b>0.00</b>                 |
| Agriculture                    | 2953.52          | -                           |
| <b>Total PD Area</b>           | <b>2953.52</b>   | <b>-</b>                    |

Revised Master Plan -2031 for Bengaluru Local Planning Area is provisionally approved by the Government vide G.O. No. Na Aa Ee: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 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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- Developments within Eco-Sensitive Zone of Banneghatta 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.
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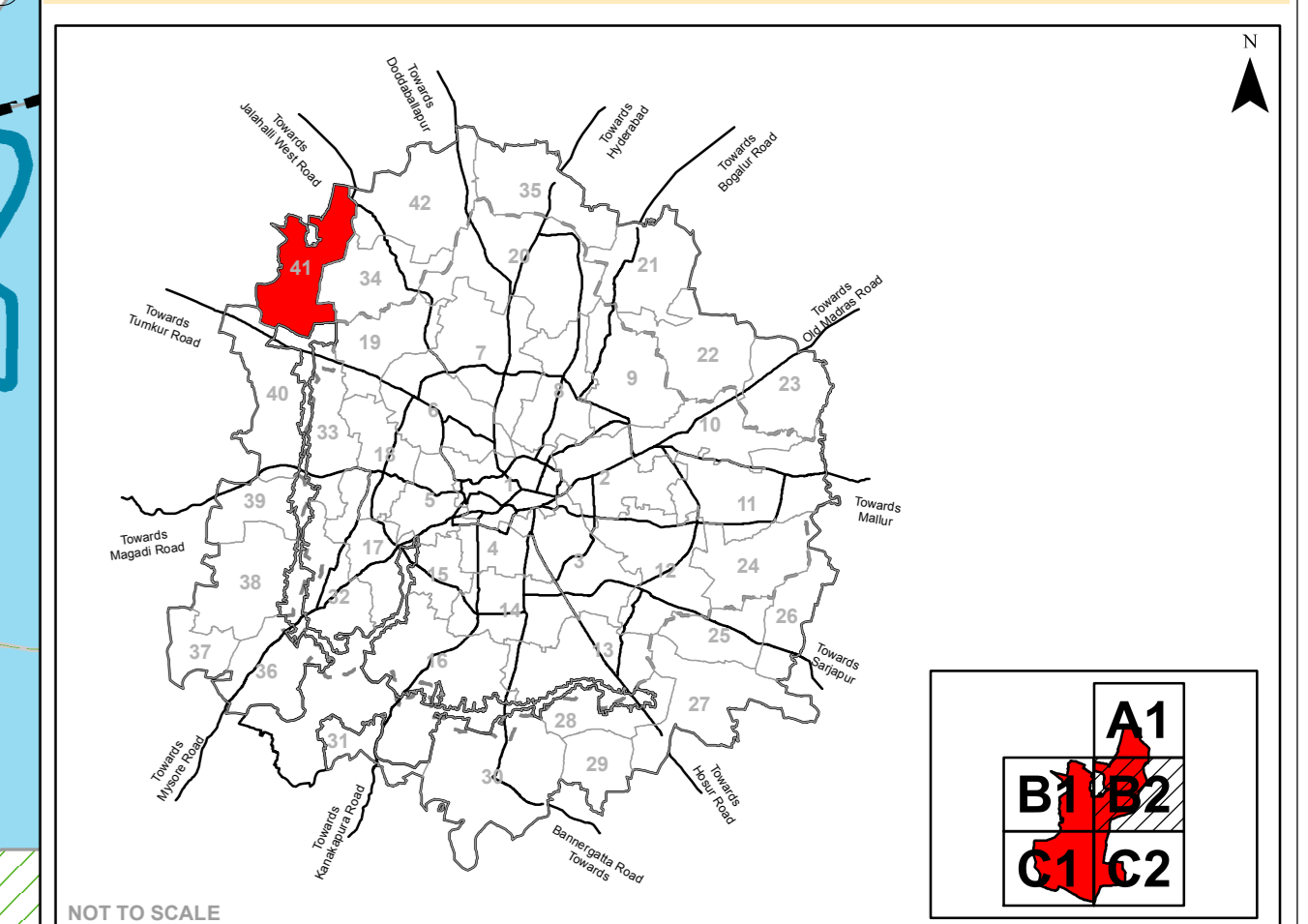
**Bangalore Development Authority**

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 : 41**  
**ALURU - B2**



**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 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                         |
| T - Tertiary                  | Zone_4                         |
| Banneerghatta ESZ             |                                |

**Proposed Landuse Analysis**

| Landuse Category               | Area in Hectares | % To Total Developable Area |
|--------------------------------|------------------|-----------------------------|
| Residential                    | 0.00             | 0.00                        |
| Commercial                     | 0.00             | 0.00                        |
| Industrial                     | 0.00             | 0.00                        |
| Quarry/Mining Sites            | 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                        |
| <b>Total Developable Area</b>  | <b>0.00</b>      | <b>0.00</b>                 |
| Agriculture                    | 2953.52          | -                           |
| <b>Total PD Area</b>           | <b>2953.52</b>   | <b>-</b>                    |

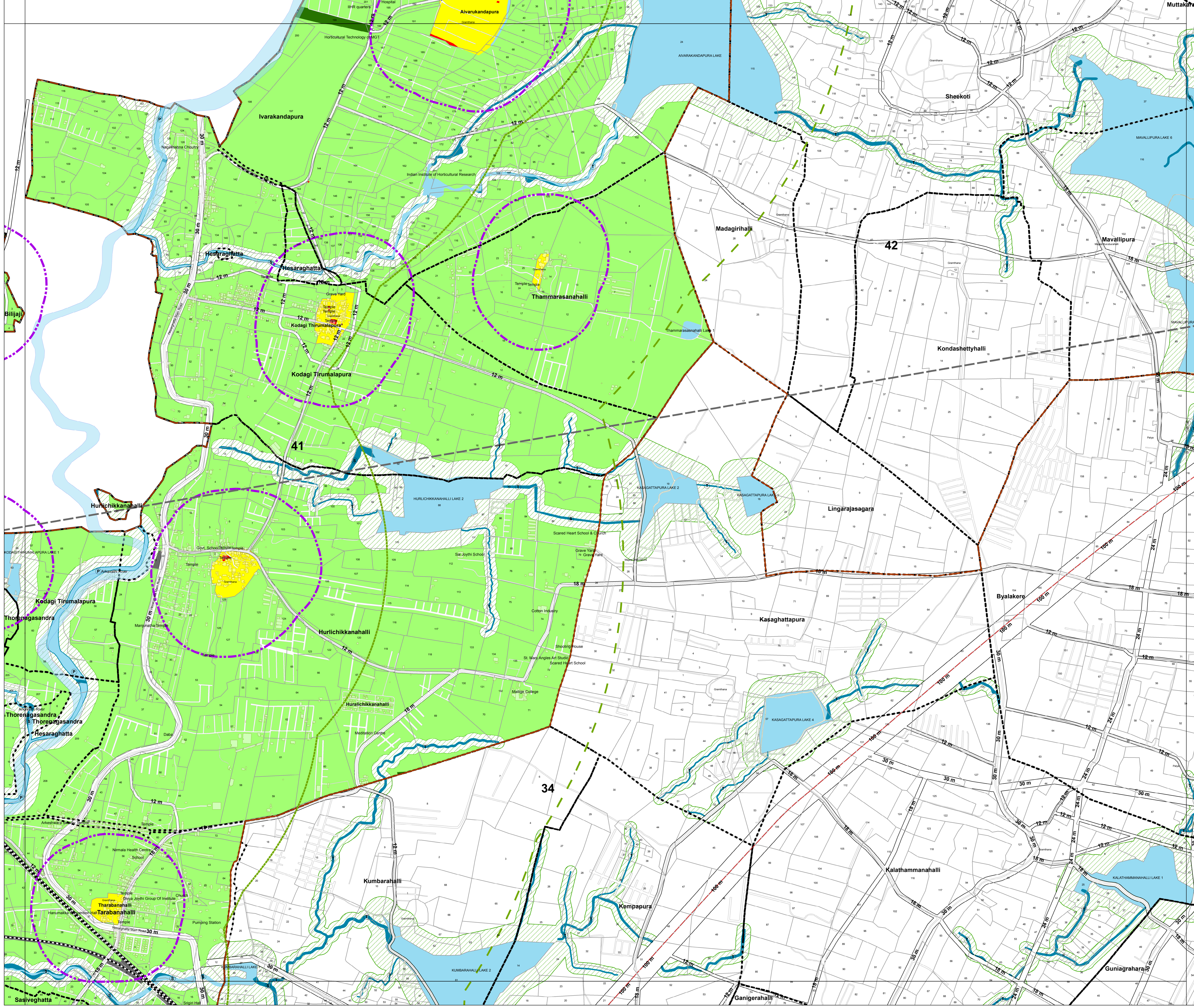
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**Bangalore Development Authority**

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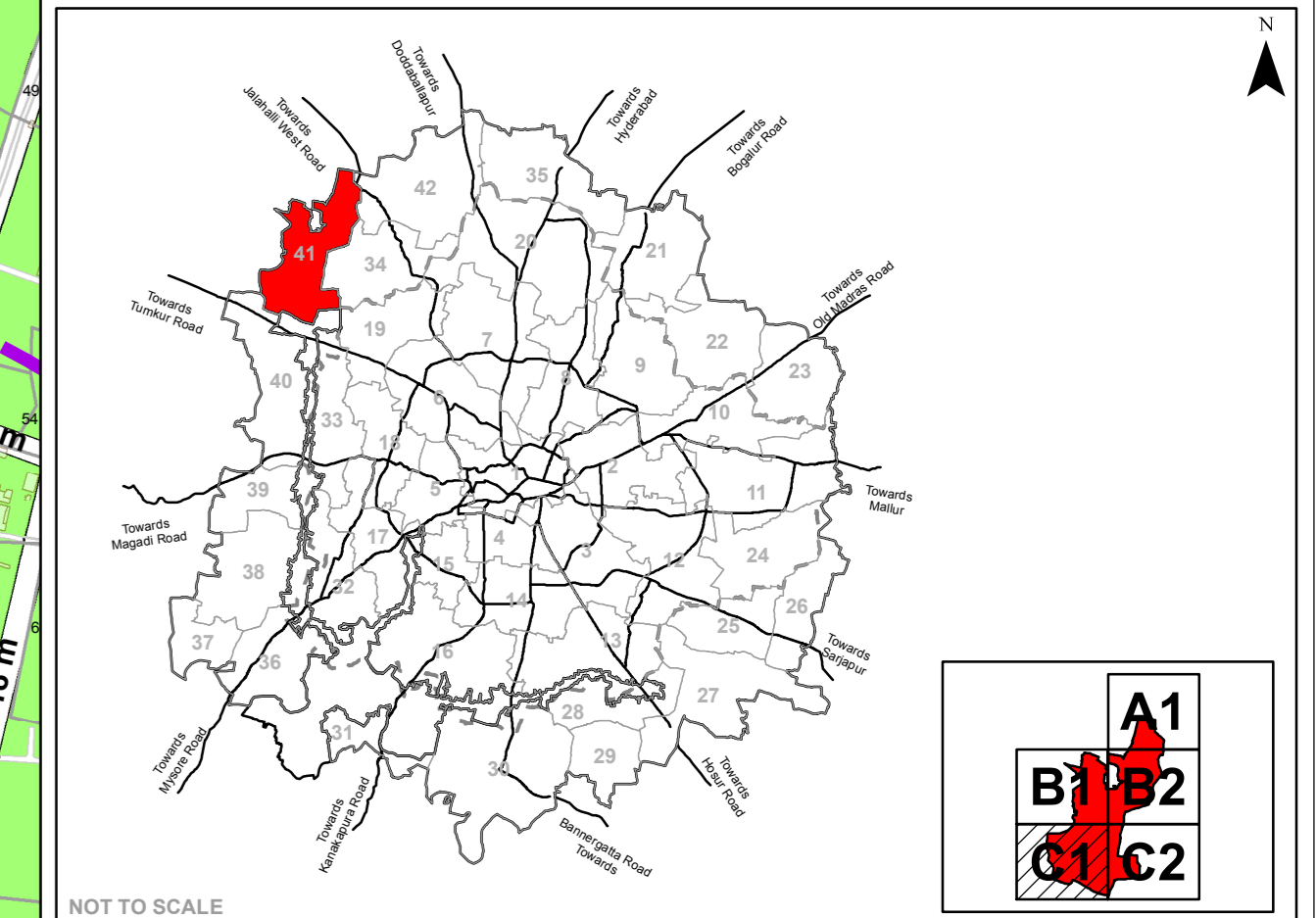
Town Planner Member BDA      Commissioner BDA      Chairman BDA





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

**PLANNING DISTRICT : 41**  
**ALURU - C1**



**Legend**

|                               |                                |
|-------------------------------|--------------------------------|
| Residential                   | LPA of BDA                     |
| Commercial                    | BMICAPA Boundary               |
| Industrial                    | BBMP Boundary                  |
| Public & Semi Public          | Planning District Boundary     |
| Unclassified                  | Village Boundary               |
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| Streams P/S/T                 | Arkavati River                 |
| P - Primary                   | Zone_2                         |
| S - Secondary                 | Zone_3                         |
| T - Tertiary                  | Zone_4                         |
| Banneerghatta ESZ             |                                |

**Proposed Landuse Analysis**

| Landuse Category              | Area in Hectares | % To Total Developable Area |
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| Industrial                    | 0.00             | 0.00                        |
| Quarry/Mining Sites           | 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                        |
| <b>Total Developable Area</b> | <b>0.00</b>      | <b>0.00</b>                 |
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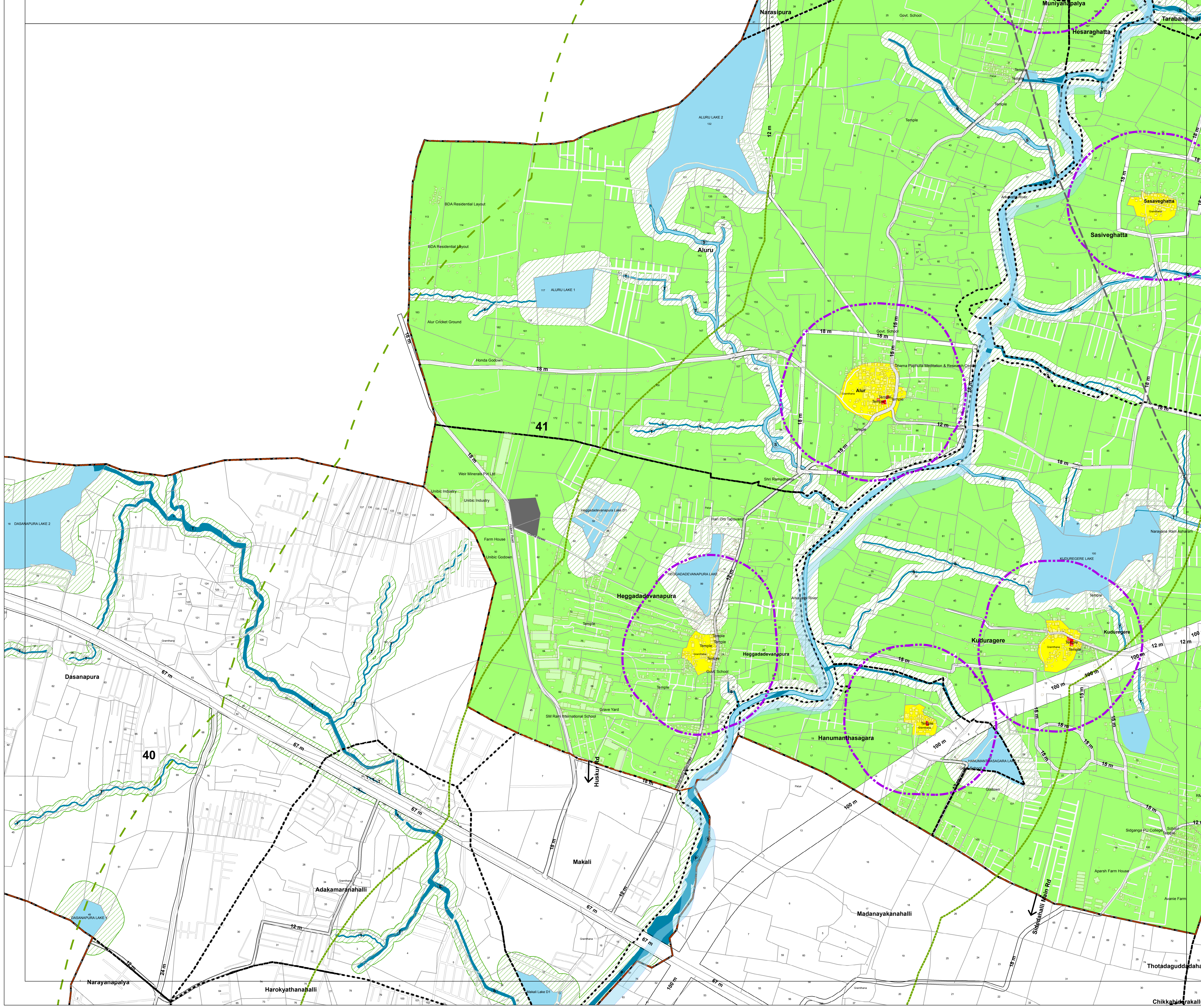
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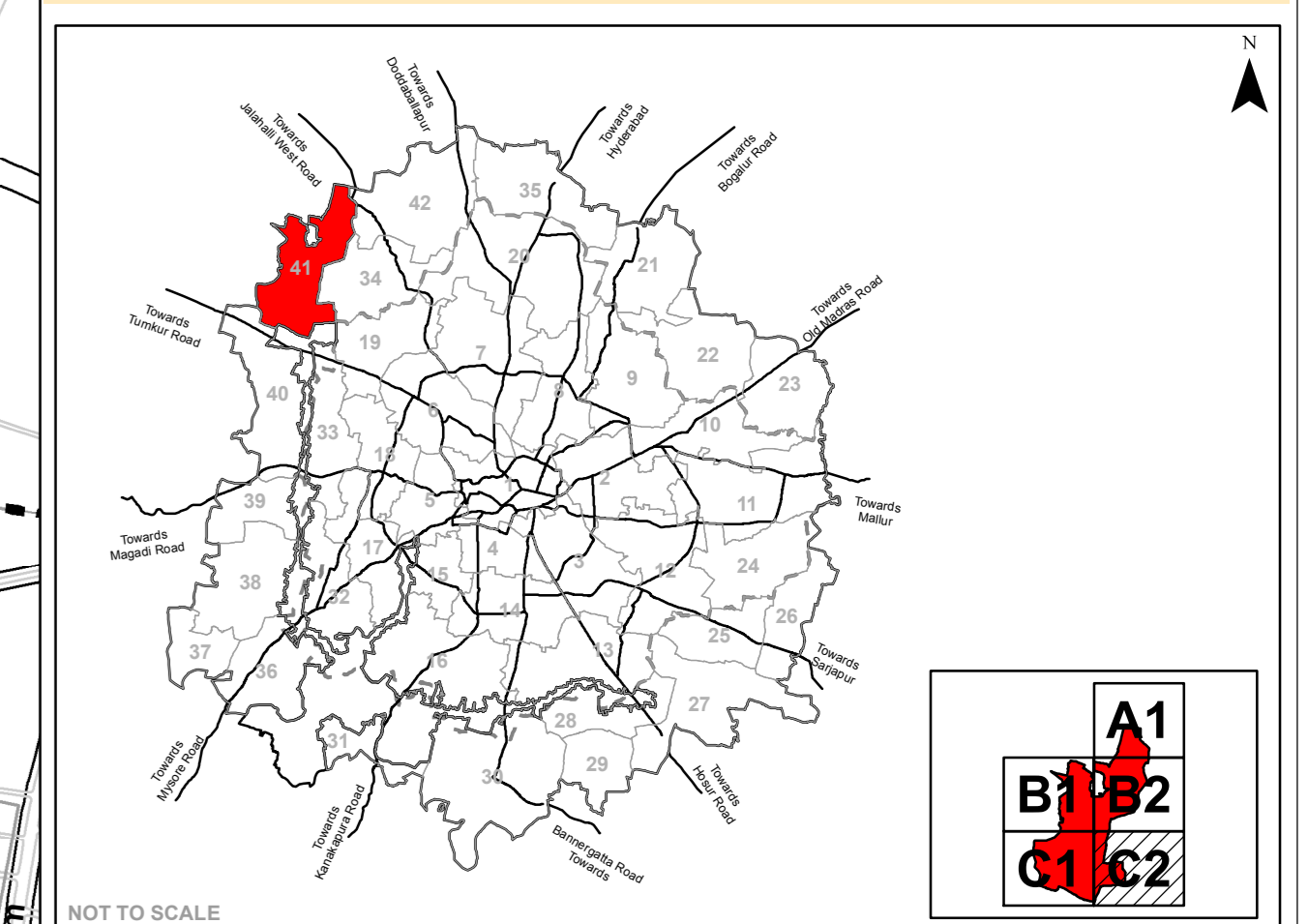
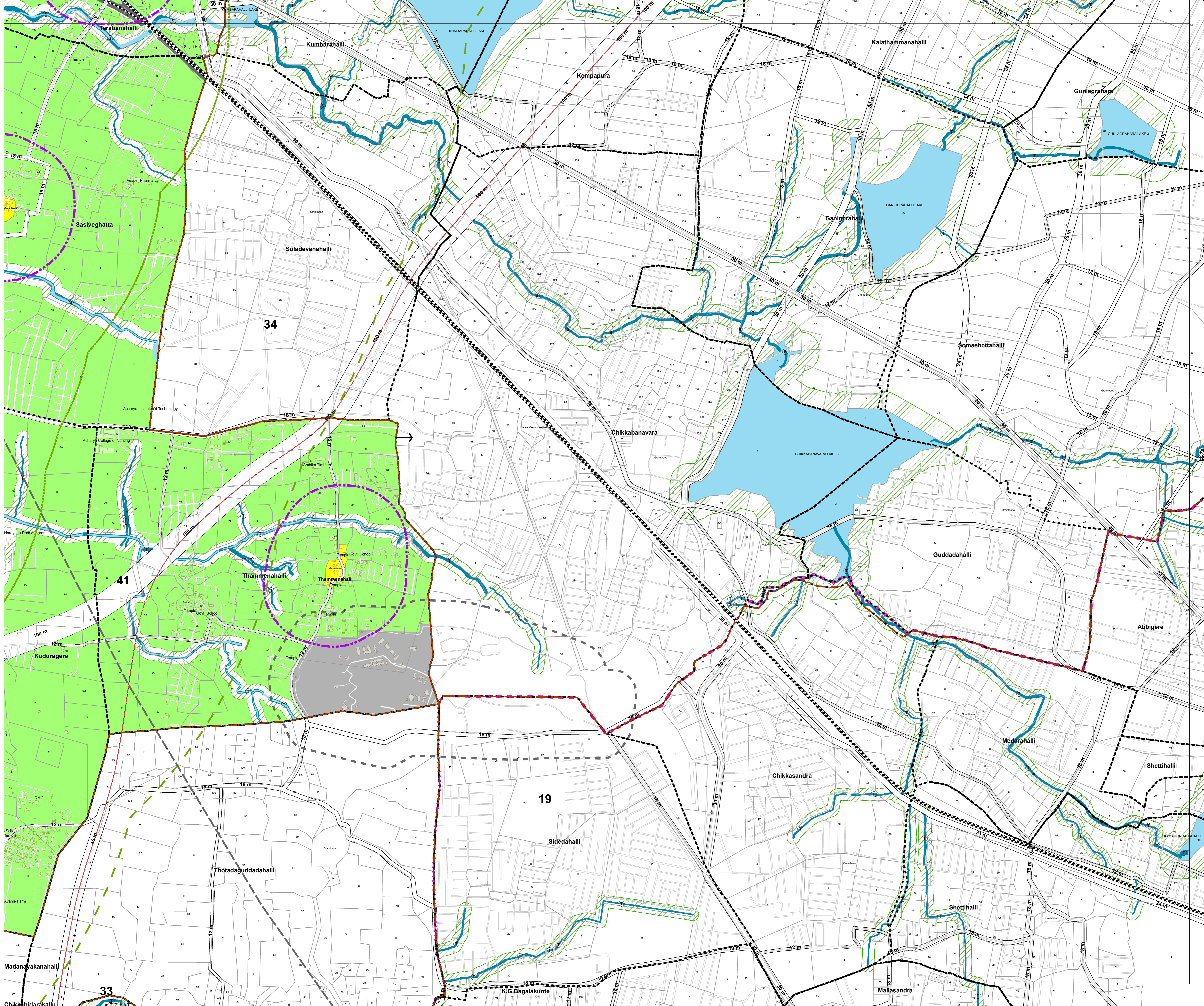
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**REVISED MASTER PLAN FOR BANGALORE DEVELOPMENT AUTHORITY LOCAL PLANNING AREA - 2031 ( DRAFT )**  
**PROPOSED LAND USE MAP**  
**PLANNING DISTRICT : 41**  
**ALURU - C2**



**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
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- Zone\_2
- Zone\_3
- Zone\_4

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| 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                        |
| <b>Total Developable Area</b>  | <b>0.00</b>      | <b>0.00</b>                 |
| Agriculture                    | 2953.52          | -                           |
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Revised Master Plan -2031 for Bangalore Local Planning Area is provisionally approved by the Government vide G.O. No. Na Aa Ee: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 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/ NCC from Forest Department.
  - Developments within Eco-Sensitive Zone of Bannerughatta 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 Chimney 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, YAL and AAL.
  - 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.