GOVERNMENT OF KARNATAKA

No. UDD 186 GEL 2026 (P-8)(E) Karnataka Government Secretariat
Vikasa Soudha,
Dr. B.R.Ambedkar Veedhi
Bengaluru, Dated:24.09.2026

NOTIFICATION - 1

Whereas the draft further to amend the Zonal Regulations of the Master Plans of all the Local Planning Areas approved by the Government, excluding Bengaluru Development Authority and Greater Bengaluru Authority, which the Government of Karnataka proposes to make in exercise of powers conferred under **Section 13-E** of Karnataka Town and Country Planning Act, 1961, was published in notification-1 No. UDD 186 GEL 2026 (P-8)(E), dated 20.08.2026 in part IV A of the Karnataka Gazette dated 21.08.2026, inviting objections or suggestions from all persons likely to be affected thereby within 30 days from the date of its publication in the official Gazette.

Whereas no objections or suggestions have been received by the State Government.

Now therefore in exercise of powers conferred under **Section 13-E** of Karnataka Town and Country Planning Act, 1961 the Government hereby makes the following Regulations namely:-

REGULATIONS

1. **Title and Commencement.-** (1) These Regulations may be called the Karnataka Zonal Regulations (Approval of single plot for plot/site/land having "B" Khata) (Amendment) Regulations, 2026.

   They shall come into force from the date of their publication in the official Gazette.

2. **Applicability:** Irrespective of whatever regulations have been specified in the Zonal Regulations of all the Master plan, the following regulations

shall apply exclusively for the plots/sites/land with or without existing building for which "B" Khata has been issued by either the Urban or the Rural Local Authorities as per the provisions of the concerned Acts.

3. Single plot approval regulations for a plot upto 1000 Sq. mtr. already carved out of a plot or land on or before the date of commencement of these regulations.

1. Single Plot approval under these regulations shall be considered for the following, namely.-

   a) A plot, whether vacant or with an existing building, that has been assigned a valid and unique identification number in the relevant property or land records system on or before the date of commencement of these regulations.

   b) A plot or parcel of land, with or without an existing building, that has been carved out or subdivided from a larger plot or land parcel, including converted land divided into smaller parcels, and in respect of which a transaction has been effected through a registered deed on or before the date of commencement of these regulations.

2. Single plot approval under these regulations shall provide for the following, namely.-

   (i) In case the land or plot has not been converted under Karnataka Land Revenue Act 1964, then the fee prescribed under section 95(7) of KLR Act shall be paid to the Authority.

   (ii) There shall be a public road to the plot.

   (iii) Land use of the plot shall be in conformity to the approved Master Plan.

   (iv) Areas reserved as buffer for nala or water body or high tension line in the approved Master Plan shall be maintained for the said purpose only.

   (v) Areas reserved for road as per the Master Plan shall be relinquished free of cost to the Authority at the time of approval of single plot.

(vi) The owner shall be liable to pay charges at the rate as specified below in addition to the fees / cess and surcharges payable under section 18 & 18-A of the KTCP Act, 1961 –

"At rate of one percent (1%) of the Guidance Value declared under section 45B of the Karnataka Stamp Act 1957, for converted un-developed land at the same spot where Single Plot is located and put to the same use as the proposed use of the Single Plot.

Provided that no charges shall be payable in case of Single Plot with area or extent upto 55 Sq.m"

(vii) If the site, plot, or land falls wholly or partially within 'A' Kharab land, the applicant shall mandatorily obtain and submit a Grant Order/No Objection Certificate (NOC) from the Revenue Authority.

(viii) In case the single plot approved under this chapter is required to be further sub-divided, approval of the Authority shall be obtained under the prevailing regulations for sub-division of plots.

(ix) The charges collected under sub-regulation (vi) of these regulations shall be maintained in a separate escrow account and shall be utilized as notified by Government.

3. Single plot approval shall not be considered for the following cases namely,-

(i) A subdivided parcel of land or plot that has not been assigned a valid identity number in the relevant property or land records system shall not be eligible for consideration under the single plot approval process.

(ii) These regulations shall not apply to plots forming part of a layout or Single Plot Layout that has already been approved by the Planning Authority.

(iii) The proposed land use is not in conformity with the land use designated in the Master Plan for granting approval of a single plot.

(iv) Portion of the land/plot falling within the road alignment, railway margin, buffer area of HT Lines, nalas, tanks/lakes and other environmentally sensitive areas except subject to such conditions, restrictions and use limitations as prescribed for such a situation.

(v) Sites in the vicinity of heritage monuments/areas, land fill sites and such similar activities which impose restriction on surrounding developments, as prescribed by competent authorities.

(vi) Properties involved in title disputes, court cases, encroachments on Government land, tank area, rajakaluve, forest land, gomala land or any land prohibited under law.

By Order and in the name of the
Governor of Karnataka

24/9/2026

(MAHANTAPPA S. TURAKANUR)
Under Secretary to Government
Urban Development Department
(MA-2 & BOARD)

To:

The Compiler, Department of Government Press, Vikasa Soudha, Bengaluru, is requested to publish the same in the Karnataka Gazette and furnish 50 copies to this Department.

Copy to:

1. The Commissioner, Department of Town and Country Planning, Urban Development Authorities, M.S. Building, Bengaluru.
2. The Director, Directorate of Municipal Administration, V.V. Tower, Bengaluru.
3. The Deputy Commissioners of all districts in the State.
4. The Commissioners of all City Corporations in the State.

5. The Project Directors of all District Urban Development Cells in the State.
6. The Municipal Commissioners of all City Municipal Councils in the State.
7. The Chief Officers of all Town Municipal Councils and Town Panchayats in the State.
8. Guard File / Spare Copies.

Copy for information to:

1. The Secretary to Government, Urban Development Department, Vikasa Soudha, Bengaluru.
2. The Additional Secretary to Government, Cabinet Section, Vidhana Soudha, Bengaluru - (Subject No.: C/431/2026).
3. The Private Secretary to the Hon'ble Minister for Urban development, Vikasa Soudha, Bengaluru
4. The Private Secretary to the Hon'ble Minister for Municipal Administration, Vikasa Soudha, Bengaluru.